



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW
STAFF REPORT

A. Application Information

**I-95 RIVERSIDE
PHASE IV**

**NINTH AMENDMENT TO THE PUD ZONING AGREEMENT
REVISED MASTER/PHASING AND PHASE IV
FINAL SITE PLAN**

Applicant:	Pulte Home Company, LLC
Property Owner:	I-95 GROUP LLC
Agent for the Applicant:	HJA Design Studio, LLC
County Project Coordinator:	Liz Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	N027-013
Record Number:	DEV2022050007
Report Number:	2023_0927_N027-013_Staff_Report_Final
Application Received:	05/26/2022
Transmitted:	05/31/2022
Date of Report:	07/29/2022
Application Received:	10/20/2022
Transmitted:	10/21/2022
Date of Report:	01/13/2023
Application Received:	04/28/2023
Transmitted:	05/01/2023
Date of Report:	08/18/2023
Application Received:	09/15/2023
Transmitted:	09/18/2023
Supplemental Info Received:	09/25/2023
Date of Report:	09/27/2023

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

B. *Project description and analysis*

This is a request by HJA Design Studio on behalf of Pulte Home Company, LLC for approval of the Ninth (9th) Amendment to the Planned Unit Development (PUD) Zoning Agreement for I-95 Riverside PUD including a revised master/phasing plan and Phase IV final site plan for the development of 98 townhouse units resulting in a density of 7.90 dwelling units per acre on the remaining undeveloped portion of the PUD. The I-95 Riverside PUD is located at the northeast corner of Interstate 95 and Kanner Highway, divided internally by SW Lost River Road. The PUD includes McDonalds, Cracker Barrel Old Country Store, Courtyard by Marriot, and a Chevron gas station. Included is a request for a Certificate of Public Facilities Reservation.

There have been multiple proposals within the remaining portion of the PUD since the original PUD approval in 1987 including office, retail, hotel, and restaurant use. The latest master plan approval for the full vacant portion of the site included bank, office, and restaurant use over Phases IV, V and VI (8th Amendment to the PUD). The current proposal includes the elimination of these uses and a proposal for 98 townhomes within one phase (Phase IV).

A separate application is under consideration to change the future land use on the proposed site from general commercial (GC) to commercial/office/residential (COR). The property is located within the primary urban services district and will have access to the full complement of public services.

C. *Staff recommendation*

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Liz Nagal	320-3056	Comply
F	ARDP	Samantha Lovelady	288-5664	Comply
G	Development Review	Liz Nagal	320-3056	Comply
H	Urban Design	Liz Nagal	320-3056	N/A
H	Community Redevelopment	Liz Nagal	320-3056	N/A
I	Property Management	Ellen MacArthur	221-1334	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Lindy Cerar	320-3055	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	Comply
M	Engineering	Stephanie Piche	288-4858	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply

P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Stephanie Piche	288-4858	Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Mark Sechrist	219-1200	Comply
S	County Attorney	Elysse Elder	288-5925	Ongoing
T	Adequate Public Facilities	Liz Nagal	320-3056	Comply

D. Review Board action

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision-making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The second public hearing shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., (2016) it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated, August 18, 2023 with its resubmittal dated September 15, 2023, with additional materials submitted on September 25, 2023. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

Parcel number(s) and address: 05-39-41-003-000-00020-4
 05-39-41-000-000-00130-4

Existing Zoning: I-95 Riverside PUD

Future land use: Commercial General
 Pending application for FLU amendment to Comm/Off/Res (COR)

Total Site Area: 12.33 acres

Figure 1: Location Map



Figure 2: Zoning Map



Zoning districts of abutting properties:

- To the north: COR-2
- To the south: R-3A, GC, PR, PUD-C
- To the east: B-1
- To the west: I-95 Interchange

Figure 3: Current Future Land Use Map (Amendment in Process)



Future land use designation of abutting properties:

- To the north: COR
- To the south: Commercial General, Estate Density 2UPA, Low Density
- To the east: Commercial Waterfront
- To the west: I-95 Interchange

F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Contingency on future land use change

The majority of the subject property currently has a with a land use of Commercial General. The proposed development and PUD agreement are contingent on the approval of a Future land use amendment to change the landuse to Commercial Office/Residential. This change will provide the density for the proposed 98 residential units.

Findings of Compliance:

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1A.1., states: 'The County's existing Land Development Regulations shall conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and the FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater

management;

- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Fish and Wildlife Conservation Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;
- (10) Include provisions for the transfer of development rights to:
 - (a) Protect environmentally sensitive areas and/or historic resources; and
 - (b) Specify those receiving zones in the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Additional Information:

Information #1

Once the application has been determined to comply by the development review team staff, the project will be scheduled for the next LPA and BCC meetings dependent upon the County's scheduling policy. For the LPA and BCC meetings, additional copies of the site plan will be requested for the distribution packets from the applicant. MARTIN COUNTY, FLA., LDR SECTION 10.10.A.1. (2019)

Information #2:

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be

granted by the Growth Management Department. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

Information #3:

Notice of a public hearing:

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area. MARTIN COUNTY, FLA., LDR SECTION 10.6.E.1. (2019)

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

Commercial Design

The proposed project is for residential use only. Therefore, Commercial Design regulations do not apply. MARTIN COUNTY, FLA., LDR SECTION 4.871.B. (2016)

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application.

I. Determination of compliance with the property management requirements – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. A PAMP amendment has been provided by the applicant for the existing 75 foot upland buffer preserve shown on the revised

master site plan. This amendment includes language that identifies existing allowable uses within the preserve area, a detailed exotic removal plan, and a lake area management plan (LAMP). There are no proposed changes to the existing preserve boundary with this amendment. In the PUD agreement, the applicant proposes public benefits that are environmentally beneficial for wildlife and the shoreline area in this section of the South Fork of the St. Lucie River.

Landscape

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a residential townhome development. The applicant has submitted landscape plans that provide 5 acres of landscape area which equates to 42 of the 521,870 square feet of development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all single-family home developments provide at least one tree per 3,000 sq. ft. of site area: a total of 174 trees for this project. To demonstrate compliance the applicant has proposed the planting of at least 385 trees for this 521,870 square-foot site.

This residential is located adjacent to a major arterial road to the south, therefore a Type 5 Bufferyard is required and provided pursuant to Martin County, Fla Section 4.663.B.1.a, (2013). A 30-foot-wide bufferyard is allowed if all native vegetation is retained and the bufferyard is augmented with natives species only. A 30-foot-wide native bufferyard is provided that includes 14 mature live oak trees.

This property is residential located adjacent to commercial property to the west, therefore a Type 3 Bufferyard is required and provided pursuant to Martin County, Fla Section 4.663.B.1.a, (2013).

To demonstrate compliance with Section 4.663.E.1. Land Development Regulations, Martin County, Fla. (2013) the applicant has proposed that the stormwater retention areas be planted with native vegetation.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked

against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

Landscape material must be bonded for 24 months prior to the certificate of occupancy. These forms may be found on the Martin County website by searching for Financial Assurance and selecting Landscaping Commitment. <https://www.martin.fl.us/martin-county-services/financial-assurance-documents>

<https://www.martin.fl.us/martin-county-services/financial-assurance-documents>

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated March 2023. O'Rourke Engineering & Planning stated that the site's maximum PM peak hour impact was assumed to be 31 directional trips. Staff finds that SW Lost River Road is the recipient of a majority of the generated trips. The project impact is 3.87% of the generalized volume of that roadway. SW Lost River Road is currently operating at a level of service A/B; it is anticipated to operate at level of service A/B at buildout (year 2030).

L. Determination of compliance with county surveyor - Engineering Department

Findings of Compliance:

This project was reviewed by this division as a final site plan and no further review is necessary.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8 - Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and only fill will be brought

onto the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9 - Stormwater Management: The applicant has demonstrated the proposed development will retain the 25- year, 3-day storm event on-site prior to discharging. The applicant demonstrated the water quality volume is being met in dry detention areas and lakes prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: A portion of the site falls within a Special Flood Hazard Area AE with a Base Flood Elevation of 5.80-feet NAVD. The proposed finish floor elevation is 7.30-feet NAVD, which is higher than the 100-year, 3-day zero discharge storm stage of 5.48-feet NAVD and also higher than one foot above the base flood elevation of 5.80-feet NAVD; therefore, the applicant demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 by providing two parking spaces per unit.

Division 19 - The applicant is not proposing to make modifications to the existing road (SW Lost River Road). The applicant has demonstrated compliance with Division 19 with the design of the proposed driveway connections to SW Lost River Road.

Development Order Conditions:

1. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

Electronic Files

Findings of Compliance

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023)

O. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Findings of Compliance:

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Emergency Preparedness

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

Accessibility (ADA) [Martin County, Fla., LDR Section 4.627.E (2009)]

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.E. (2019)

[Remainder of Page Intentionally Left Blank]

Martin County School Board

Martin County School District CIP School Concurrency Determination

Project: 95 Riverside PUD / Pulte I-95
Project #: N027-013 (County)
Owner/Applicant: I-95 Group, LLC / Pulte Homes – Todd Troxell
Location: North side of Kanner Hwy/SR 76, just East of the I-95 interchange, on 12.33 ac in Stuart CSA.

Planned Project Units: 98 Townhomes

School Type	Rate	Students
Elementary:	0.997	9
Middle School:	0.510	5
High School:	0.709	7
SGR =	2.216	21

Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
SOUTH CSA SCHOOLS	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	OCT. 15TH DATE CERTAIN 2021	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE LOS CAPACITY (C - G)
Elementary								
Crystal Lake Elem - (Z)	801	0	801	446	11	9	466	335
Hobe Sound Elem	750	0	750	482	35	0	517	233
Seawind Elem	750	0	750	504	19	0	523	227
Total	2301	0	2301	1432	65		1506	795
Middle								
Anderson Middle- (Z)	1423	0	1423	1044	65	5	1114	309
Murray Middle	1094	0	1094	545	17	0	562	532
Total	2517	0	2517	1589	82		1676	841
High (Stuart CSA)								
Martin County HS	2107	0	2107	2327	5	7	2339	-232
Adjacent South CSA	2114	0	2114	1852	63	7	1922	192

Concurrency Availability: Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

School Capacity: This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final ordinance approval by MC BOCC. This concurrency reservation shall expire **three (3)** years from the date of issuance.

Comments: This determination does not guarantee that the student from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units. **Letter of No Objection w/Conditions:**

1. High School Student Capacity transfer from Stuart CSA Zone to adjacent South CSA to accommodate LOS

School District Contact: Kimberly Everman, Capital Planner/Project Specialists

Date Issued: 6/10/2022

Telephone: 772- 219-1200, Ext.30220

email: evermak@martinschools.org

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. *Determination of compliance with the adequate public facilities requirements - responsible departments*

The following is a summary of the review for compliance with the standards contained in Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities

Service provider – Martin County Utilities
Findings – Positive Evaluation
Source - Utilities and Solid Waste Department
Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider – Martin County Utilities
Findings – Positive Evaluation
Source - Utilities and Solid Waste Department
Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place
Source - Growth Management Department

Stormwater management facilities

Findings – Positive Evaluation
Source - Engineering Department
Reference - see Section M of this staff report

Community park facilities

Findings – Positive Evaluation
Source - Growth Management Department

Roads facilities

Findings – Positive Evaluation
Source - Engineering Department
Reference - see Section K of this staff report

Public safety facilities

Findings – Positive Evaluation
Source - Growth Management Department
Reference - see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

Source - Growth Management Department
 Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no

Item	Description	Requirement
		transfer has occurred.

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled. The following items shall be addressed on construction plans at time of post approval review:

6. Construction Plans

- a. The locations of the cross sections from Sheet 23 are no longer shown on the Paving, Grading, and Drainage plan view sheets. The details between the cross sections and the plan view (FFE, perimeter berm location and elevation) are inconsistent. For example, SL-6, shows a perimeter berm elevation of 6-feet NAVD, but the plan view shows 6.5-feet NAVD. SL-6 and SL-7 shows a slab elevation of 7.01-feet NAVD, but the plan view shows 7.30-feet NAVD. Add locations and revise for consistency.
- b. The slope from the back patios of Buildings D-H to the property line exceeds a 4:1 slope (cross section SL-7). On cross sections SR-6 and SR-7, the patio is shown as being flush with the slab of the townhouse (both at 7.01-feet NAVD), it appears the patio could be slightly lowered to achieve a less steep slope to the property line.
- c. In several locations (other than north of Building D-H), the perimeter berm location and elevation shown on the plan view does not provide containment. For example, it is unclear how/where perimeter containment is met across SW Snoopy Terrace. Please clearly demonstrate where the perimeter berm is met and ensure that the adjacent grades within the site are lower and provide necessary containment and direct the stormwater into the stormwater management system.
- d. The slopes north of the crushed shell trail between the minimum perimeter berm and the property line exceed a 4:1 slope. In some

Item	Description	Requirement
		<p>locations (between 5.5-foot NAVD and 1.75-1.96-foot NAVD), the slope appears to approach a 2:1 slope.</p> <p>e. Remove proposed elevations from the parcel boundary to the north. Staff understands that the elevations were interpolated, but proposed elevation call outs along the property line give the impression that the existing grades will be altered during construction.</p> <p>f. CB #13 shows a rim of 1.25-foot NAVD, but the surrounding grades range from 5-6.8-foot NAVD.</p> <p>g. Revise the typical lot grading details to include a note regarding required roof drains that tie into the stormwater system.</p> <p>h. Add language to the Construction Plans that addresses the existing off-site flows that cannot be blocked during construction.</p>
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Approved Master Site Plan	One (1) copy 24" x 36" of the approved master site plan.
10.	Digital Copy of Final Site Plan	One (1) digital copy of final site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Digital Copy of Master Site Plan	One (1) digital copy of master site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
12.	Approved PUD Amendment	Original and one (1) copy of the executed approved PUD Amendment.
13.	Construction Schedule	Original of the construction schedule.

Item	Description	Requirement
14.	Cost Estimate	Two (2) originals of the Cost Estimate, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
15.	Engineer's Design Certification	Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
16.	Proof of Dedication/Easements	Two (2) copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County.
17.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
18.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800.00	\$13,800.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

*** Impact fees to be paid at time of building permit issuance.

X. General application information

Applicant: Pulte Home Company, LLC
Aimee Carlson
1475 Centrepark Boulevard, Suite 140
West Palm Beach, FL 33401

Owner: I 95 GROUP LLC
David Ederer
720 E Palmetto Park Road
Boca Raton, FL 33432

Agent: HJA Design Studio, LLC
Todd Troxell
50 SE Ocean Blvd.
Stuart, FL 34997
772-678-7200
ttroxell@hjastudio.com

Engineer of Record: Engineering Design & Construction, Inc.
David Baggett
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL, 34987
772-462-2455 x 113
davidbaggett@edc.inc.com

Y. Acronyms

ADA Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR Land Development Regulations
LPA Local Planning Agency
MCC Martin County Code
MCHD Martin County Health Department
NFPA National Fire Protection Association

SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments