



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

OLD KANSAS SUPPLY MINOR FINAL SITE PLAN

Applicant/Property Owner:	Old Kansas Supply, LLC
Agent for the Applicant:	CSM Engineering, Charles Darden, P.E.
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	O038-005
Record Number:	DEV2024040006
Report Number:	2024_0917_O038-005_Staff_Report_Final
Application Received:	07/26/2024
Transmitted:	07/30/2024
Date of Report:	09/17/2024

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 CSM Engineering on behalf of Old Kansas Supply, LLC, for minor final site plan approval to construct two warehouse buildings totaling approximately 17,906 square feet, outdoor storage areas, and associated infrastructure. The subject approximately 2.09-acre undeveloped site is located at 8292 and 8332 SW Old Kansas Avenue, east of the Florida Turnpike, in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

The project is located inside the Primary Urban Services District with water and wastewater services available from Martin County Utilities.

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	Comp Planning Review	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	Non-Comply
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping Review	Lindy Cerar	772-320-3055	Non-Comply
K	Transportation Review	Stephanie Piche	772-223-4858	Non-Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Services Review	Matthew Hammond	772-288-5512	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Non-Comply
O	Wellfield Review	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Non-Comply
P	Emergency Mgmt Review	Amy Heimberger Lopez	772-285-7220	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Matthew Hammond	772-288-5512	Non-Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Pending

D. Review Board action

This application complies with the threshold for processing as a minor development, pursuant to Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2023). As such, final action will be taken by the Growth Management Director.

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), 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 is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

E. Location and site information

Parcel numbers: 05-39-41-000-014-00031-5; 05-39-41-000-014-00030-6; 08-39-41-000-003-00030-3

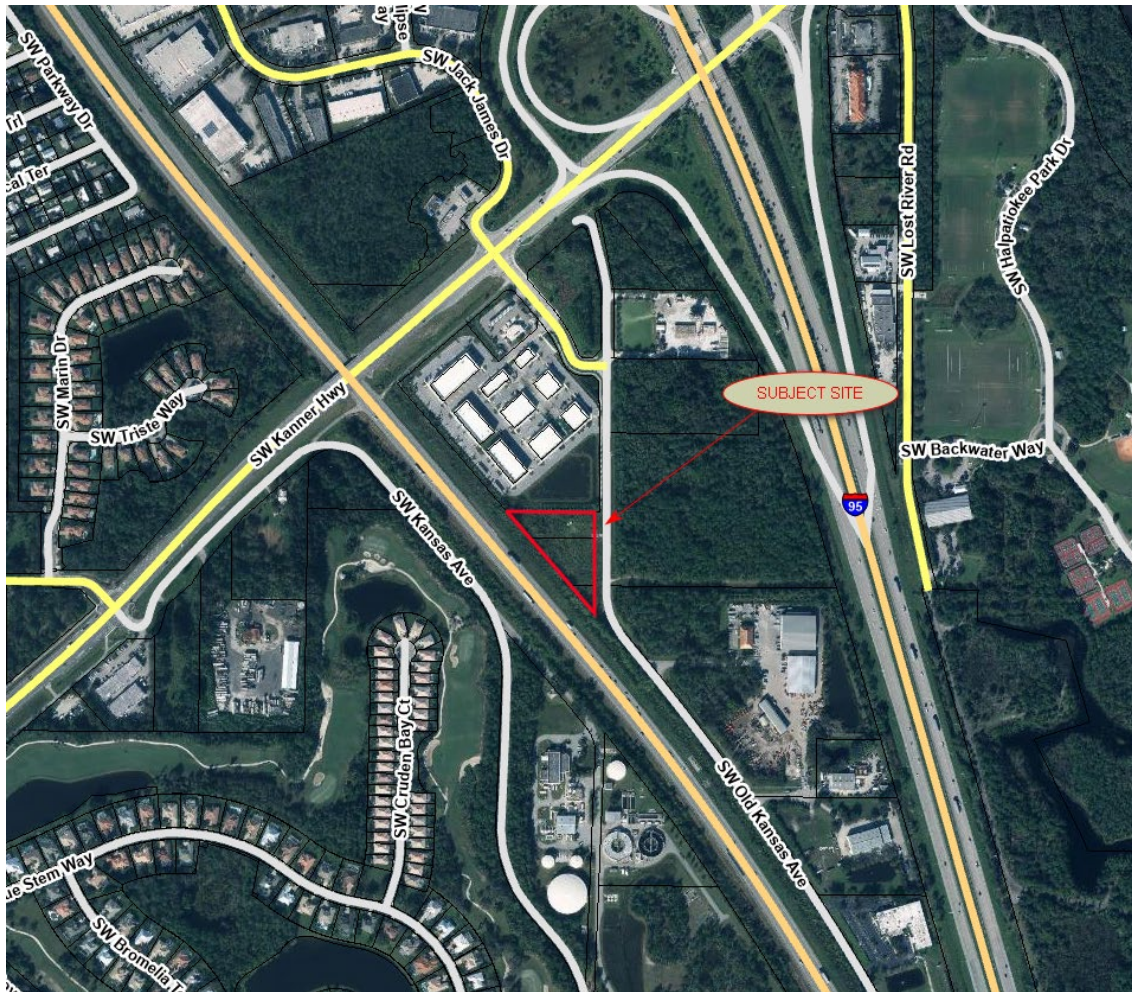
Address: 8292 & 8332 SW Old Kansas Avenue, Stuart

Existing Zoning: General Industrial (GI)

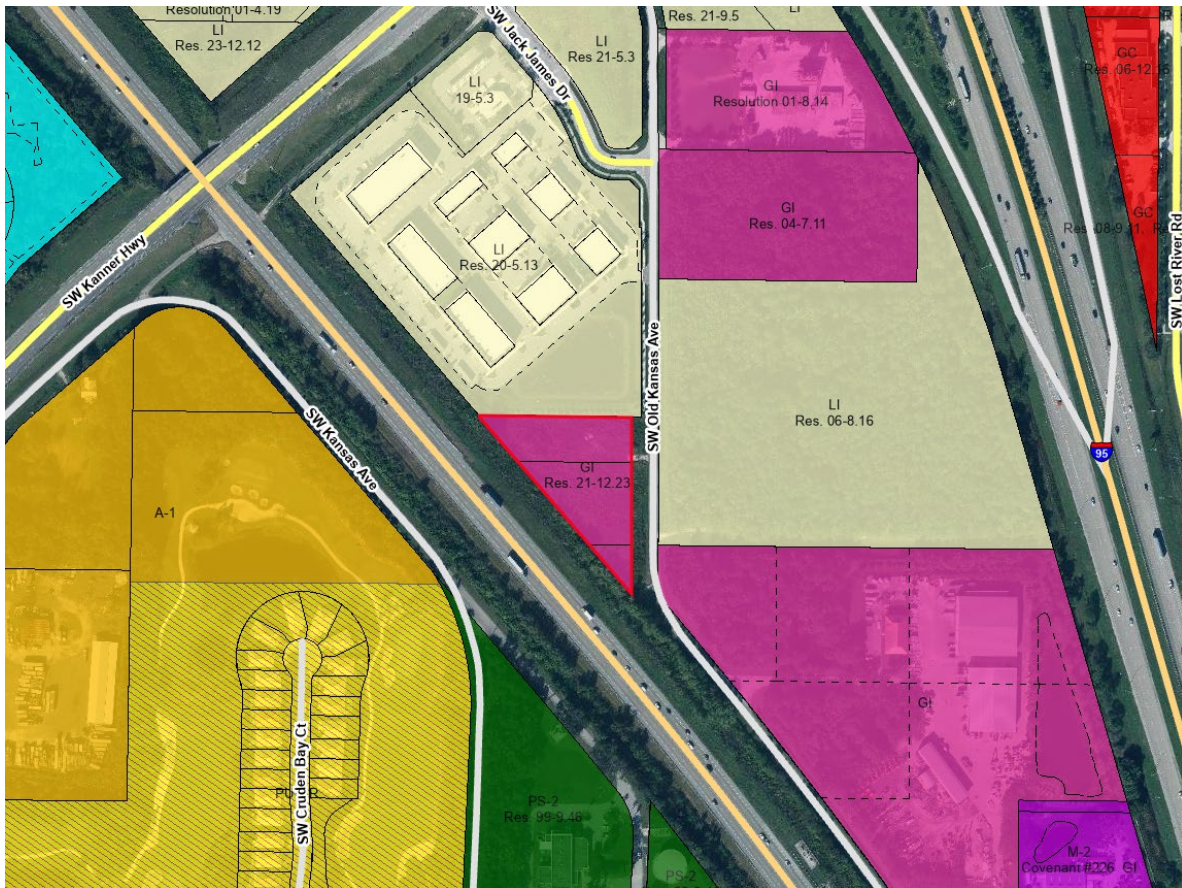
Future Land use: Industrial

Gross area of site: 2.09 acres

**Figure I:
Location Map**



**Figure II:
Zoning Map**



Property to the East: SW Old Kansas Avenue, Limited Industrial (LI), GI
Property to the North: LI
Property to the West & South: Florida Turnpike

**Figure III:
Future Land Use Map**



Property to the East: SW Old Kansas Avenue, Industrial
Property to the North: Industrial
Property to the West & South: Florida Turnpike

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

Unresolved Issues:

Item #1:

Generic Comp Plan Compliance:

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved.
Martin County, Fla., CGMP, § 1.3

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

Unresolved Issues:

Item #1:

General

1. Development Review Application:
 - a. Owner and applicant fields should both utilize the owner entity as it appears on the deed.
2. Copyright permission forms:
 - a. Please update the second line of the form signed by Charles Darden to include “proposed final site plan, construction plans, and stormwater management reports.”
 - b. The form signed by Timothy Trewyn (photometric plan consultant) is incomplete and missing the notary block. Please provide a complete form. Do not use electronic signature.
 - c. Please provide form completed by 2GHO (landscape plans).
3. The standard unity of title form was recently updated. Please submit an unexecuted version on the new form available at <https://www.martin.fl.us/martin-county-services/development-review-forms-and-alternative-compliance-applications>.

Item #2:

Site Plan Data

1. Please remove the narrative and conditions of approval.
2. Update “Existing Zoning Use” to “Existing Zoning: General Industrial (GI).” The additional zoning row can be removed.
3. Update “Land Use” to “Future Land Use: Industrial.”
4. The gravel storage areas cannot be considered open space. Please remove from the proposed open space sum. The total open space provided should be the sum of landscaped/sodded areas and any swales or stormwater detention/retention areas. *Open space*: That portion of a development that is permeable and remains open and unobstructed from the ground to the sky, specifically excluding parking areas, whether permeable or impermeable.
 - a. Please provide a separate open space exhibit which illustrates the distinct areas that are counted as open space.
5. Landscape area in the site plan data table is 20,721.635 square feet. Total provided landscape area on the landscape plan data table is 22,392 square feet. Please revise where necessary.
6. Above proposed building height, include “Maximum allowable building height: 40’.”
7. Please update the building setbacks table to break down the provided setbacks for each building. The provided building setbacks must match the setbacks shown in the graphic.
8. Please consider using a larger font for the site data table.
9. Please include a note on site plan that “Uses on the property shall comply with Martin County Land Development Regulations, Section 3.207. - Industrial Performance Standards.”

10. Include revision date on subsequent submittals.

Item #3:

Site Plan Graphics

1. Please ensure that the setbacks for each building from all three property lines are labeled and dimensioned.
2. The overhead doors, office areas, and unit numbers can be removed from the building graphics.
3. Please include a light pole and fixture detail with overall height. Additional sheets can be added to the site plan if necessary.
4. Please depict the zoning, future land use, and current use of the north-adjointing property and the properties to the east across Old Kansas Avenue. Example for north property:
Zoning: LI
Future Land Use: Industrial
Current Use: Industrial Park
5. Please remove the following extraneous information/layers from the final site plan graphic: underground stormwater infrastructure; survey data (corner monuments, set caps); catch basins/callouts; manholes/callouts; existing improvements within or east of the Old Kansas right-of-way (fence, power poles, mitered ends); radius graphics; curb type callouts; striping/detectable warning surface callouts; owner/parcel/recording information for north-adjointing property. Proposed 212 square-foot utility easement should remain on site plan, but please remove utility infrastructure and callouts.

Item #4:

Consistency Between Plans

1. The total gross floor area shown on the floor plans (17,678 square feet) is not consistent with the total building area on the site plan data table and graphic (17,906 square feet). Please revise where appropriate and ensure that the parking, building coverage, and stormwater calculations utilize the accurate square footage.
2. The landscape plan shows an internal to perimeter sidewalk connection east of Building 2 which is not consistent with the location shown on the site plan/construction plans.
3. The location of overhead doors can be removed from the building graphics on the landscape plan.
4. Ensure the building footprints shown in the floor plans match the building footprints shown in the site plan/construction plans/landscape plan.

Information #1:

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)

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

Community Redevelopment

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

Commercial Design

Item #1

Primary Facades

Please label the primary façades on the architectural plans. All of the Building 1 façades are primary. The south, east, and west Building 2 façades are primary. [MARTIN COUNTY, FLA., LDR §4.872.B.1 (2023)].

Item #2

Minimum Design Elements

Please provide a table or notes on the architectural plans demonstrating that each of the primary façades has the required minimum design elements for industrial buildings. [MARTIN COUNTY, FLA., LDR §4.872.B.3(b) (2023)]. Scoring, projections, relief/reveal work need to meet the 3” height/width/depth requirement of the code in order to be considered a design element.

Item #3

Limitations on Blank Wall Areas

Portions of the blank wall areas on the Building 1 south façade and west façade (angled wall plane) exceed the dimensional requirements of MARTIN COUNTY, FLA., LDR §4.872.B.4 (2023). Explore options to reduce these blank wall areas. For example, design elements of MARTIN COUNTY, FLA., LDR §4.872.B.3(b) (2023) could be added.

Item #4

Transparency/Fenestration

At least 20 percent of the ground-level floor of primary facades of industrial buildings shall be occupied by windows or doorways with non-mirrored glass. [MARTIN COUNTY, FLA., LDR §4.872.B.5(b) (2023)]. Please provide relevant calculations to demonstrate that each of the primary façades meets this requirement. Industrial buildings may include faux windows or architectural treatment to help mitigate in areas where windows may not be appropriate.

Item #5

Overhead Doors

Street facing façades of the ground-level floor shall not include service bay entrances, overhead doors, or similar type of doors. Such doors are acceptable on the façades facing the turnpike. However, the overhead door on the east façade of Building 2 does not comply with this requirement. [MARTIN COUNTY, FLA., LDR §4.872.B.5(c) (2023)].

Item #6

Control of Building Mass

Building 1 (north, east, and west façades) and Building 2 (south, east, and west façades) do not meet the requirements of MARTIN COUNTY, FLA., LDR §4.872.D.2(a) (2023). Provide wall plane off-sets meeting the dimensional requirements in the code. Ensure the building footprints shown in the floor plans match the building footprints shown in the site plan/construction plans/landscape plan.

Item #7

Flat Roofs

Flat roofs shall:

- a. Have a parapet of at least 12 inches in height along any primary façade and shall have at least two changes in height of a minimum of two feet along each primary façade.
- b. Provide a three-dimensional cornice treatment along the entire length of the primary façade. The cornice treatments shall be a minimum of 12 inches in height and have a minimum of three reliefs.

[MARTIN COUNTY, FLA., LDR §4.872.G.2 (2023)]

Remedy/Suggestion/Clarification

Please ensure that the primary façades of both buildings have the required changes in height. The cornice treatment must extend the entire length of each primary façade. Please provide a cornice treatment detail.

Item #8

Lighting

Pedestrian sidewalks internal to the site and customer/residential entrances shall be lit with a minimum of 0.6 footcandle as measured one foot above the sidewalk [MARTIN COUNTY, FLA., LDR §4.873.C (2023)]. Please provide additional measurements for the sidewalks, particularly along the south side of Building 1 and the north/east sides of Building 2.

Item #9

Screening of Mechanical Equipment

The required screening of roof-mounted mechanical equipment, including air conditioning units and duct work shall be as follows: when located on a flat roof, roof shall provide full parapet coverage a minimum of four feet in height, or to the highest point of the mechanical equipment, whichever is lower. [MARTIN COUNTY, FLA., LDR §4.873.D.1 (2023)]. Parapet coverage has been provided for the rooftop AC units along the Building 1 north elevation and the Building 2 south elevation. Please also provide parapet coverage or other screening of the rooftop AC units along the remaining elevations.

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

Unresolved Issues:

Item #1: Environmental Assessment (EA)

Please update the EA to include additional information regarding listed plant and animal species pursuant to Sections 4.32.D and 4.32.E, LDR. A list of species that have the potential to be found onsite shall be included with a wildlife survey showing the presence/absence of these species. There are resources online that can assist with creation of this list. Examples are the IPAC report by US Fish and Wildlife Service (USFWS) and the FNAI biodiversity matrix.

Landscaping

Item #1:

Standard Application Requirements

Indicate the location and type of all overhead, above and underground utilities. There appears to be overhead powerlines along the northern property line.

Remedy/Clarification/Suggestion:

Please show the location of overhead utilities along the northern property and accommodate with planting as necessary.

Item #2:

Landscape Tabular Data

Tabular data shall provide the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements (Ref. Section 4.662.A.10, LDR).

Crepe myrtle is not considered a tree in this landscape code.

Remedy/Clarification/Suggestion:

Please remove this plant from the Trees section on the Plant List and replace it on the plan with a tree where applicable.

Item #3:

Perimeter VUA Requirements

Section 4.663.A.4.a.(3), LDR) requires one tree for each 30 linear feet of required landscape perimeter area, with no less than 75 percent of said trees being shade trees. Creative design and spacing is encouraged, the location(s) of proposed signage should be considered and provided on the plans.

Shade tree: Any self-supporting woody plant of a species, deciduous or nondeciduous, that is generally well-shaped, well-branched, and well-foliated which normally grows to an overall minimum height of 35 feet with a minimum average mature crown spread of 30 feet, and which is commonly accepted by local horticultural and arboricultural professionals as a species which can be expected to survive for at least 15 years in a healthy and vigorous growing condition over a wide range of environmental conditions. 4.661.C. Glossary, LDR

Dahoon holly, bald cypress and red maple are not considered shade trees because of their size and/or seasonal loss of leaves.

Remedy/Clarification/Suggestion:

Please replace crepe myrtle, Dahoon holly, bald cypress, and red maple as perimeter VUA shade trees. Live oak, gumbo limbo or green buttonwood are appropriate native shade trees. Also, when three sabal palms are provided as one shade tree, add notes that clearly indicate that “hurricane trimming” of these palms is not permitted for them to be used as shade trees.

Item #4:

Perimeter VUA Requirements

The perimeter VUA area appears to be coincident with perimeter drainage swales.

Remedy/Clarification/Suggestion:

Please add notes on the plan explaining how the maintenance of the storm drains and drainage swale areas can be maintained to accommodate and be compatible with the proposed landscaping.

Item #5:

Interior VUA Requirements

In vehicular use areas within the interior of a site, one 500-square-foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area. Interior landscape areas shall be located to relieve the monotony of large expanses of paving and shall be no less than 12 feet in width, exclusive of curbing. 4.663.A. 4. b(1), LDR.

Remedy/Clarification/Suggestion:

The Landscape Date Table shows that 2,983 square feet are provided. Please label these areas and show the required trees for each.

Item #6:

Interior VUA Requirements

It appears there are underground water storage tanks proposed beneath and adjacent to landscape areas.

Remedy/Clarification/Suggestion:

Please address how the proposed plants and tanks can exist without impacting one another. Is there available soil depth for tree roots? Will the tanks require maintenance that affects the landscaping and trees? It would be preferable not to have landscaping atop underground tanks.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

Unresolved Issues:

1. Revise the square footage utilized for each land use in the traffic impact analysis (narrative and calculations) for consistency with the Final Site Plan.
2. Revise the narrative to include additional information on the proposed use demonstrating that the land use codes are appropriate. (Land Use Code 180 – Specialty Trade Contractor may be a better fit.)
3. Revise the Traffic Impact Analysis to utilize most recent version of ITE Trip Gen (11th edition).
4. Revise the Traffic Impact Analysis to utilize most recently adopted Level of Service Report (2023).
5. Revise the Traffic Impact Analysis to reflect a build-out year of 2027.

L. Determination of compliance with county surveyor - Engineering Department

Unresolved Issues:

Boundary and Topographic Survey is insufficient

1. Must reference the current title commitment, list all easements and encumbrances of record, and show all those easements and encumbrances that affect the property and are plottable.
2. Provide additional topo points, particularly beyond the westerly property line.

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

Engineering

Division 9: Stormwater Management

1. The geotechnical report indicates the presence of a hardpan layer. Revise the geotechnical report to detail the location and depth of the existing hardpan that will need to be removed in conjunction

with this project. The Construction Plans should detail the limits and depth of removal.

2. The stormwater report indicates that no legal positive outfall is present. As a result, full onsite retention of the 100-year, 24-hour or greater storm is required. The stormwater calculations provided indicate the perimeter containment elevation set to retain the 25-year, 3-day storm event, instead of the 100-year, 24-hour storm event. Provide documentation demonstrating the presence of legal-positive outfall or revise the calculation report and construction drawings to provide full on-site retention of a 100-year, 24-hour or greater storm. [LDR Section 4.385.C.1]
3. Page 16 of the Stormwater Calculations Report states the perimeter berm to be set at the 100-year, 3-day storm event, however the elevation provided with the statement is the elevation for the 25-year, 3-day storm event. Revise the report and Construction Plans for consistency.
4. Provide detailed documentation for the post-development curve number used for the project. Note that, based on the proposed construction details provided, the two gravel storage yards may not be permitted as pervious areas.
5. Revise the Stormwater Maintenance Plan to include a plan for the monitoring and removal of nuisance exotics

Division 19: Roadway Design

6. Informational: A Right of Way Use Permit Application is required for this proposed development. Please contact pwdpermits@martin.fl.us with any questions regarding the right-of-way use permit application process. The application can be found at: <https://www.martin.fl.us/martin-county-services/right-way-use-permit-application>.
7. The proposed sidewalk along SW Old Kansas Avenue shall be 1-foot from the right-of-way line. [LDR Section 4.843.G.3]
8. The proposed sidewalk along SW Old Kansas Avenue shall connect to the existing sidewalk near the north property line within the road right-of-way. Note, that sidewalk transition must be curvilinear with a minimum radius of 50 feet and have a minimum offset of 1-foot from obstructions per Standard Detail R-43.
9. Revise the southern access location to align with the access point of proposed NNA East development project on the east side of Old Kansas Avenue. Drawings for this project can be provided upon request. [LDR Section 4.485.G.5]
10. Provide justification for the proposed entry lane width of 23-feet for the northern access point. [LDR Table 4.19.9]
11. Label the driveway return radiuses on the Horizontal Control Plan to demonstrate compliance with LDR Section 4.845.G.

Construction Plans

12. Include the existing topographic data on the Geometry, Grading, and Paving Plan Sheet of the Construction Plans and update the cross sections to include existing topography where proposed improvements tie into existing grade.
13. Provide additional grading, and survey elevations as needed, for the ties of the proposed roadside swale to existing grading. Note that all grading must be contained within the right-of-way unless applicable easements are acquired to perform work on private property.

14. Provide a construction detail for the construction of the proposed gravel storage areas.
15. Provide details (location and required depth) for the removal of the hardpan layer.
16. Provide a note on the construction plan that states: "Upon completion, the owner and/or contractor shall furnish a signed and sealed geotechnical report certifying the excavation of the restrictive soils layer has been removed and replaced. This report shall be provided to any permitting agency requesting verification of removal and replacement." Please acknowledge that this will be part of the core infrastructure requirements.
17. Label the Minimum Finished Floor Elevation on the Construction Plans.
18. Driveway culverts within the County right-of-way must terminate with mitered end sections complying with Standard Detail R-35.
19. Revise the Erosion Control Plan to provide filter fabric or other approved protection measure over the existing catch basin in the right-of-way in front of the project.
20. Provide site specific details for the proposed chamber systems in the Construction Plans, including the volumetric calculations being relied upon in the stormwater management report calculations.

Final Site Plan

21. Label the Minimum Finished Floor Elevation on the Final Site Plan.
22. Turn off the underground infrastructure layers on the Final Site Plan.

Consistency among Survey, Master Plan, Final Site Plan, Construction Plans, and Stormwater Report

23. The stormwater system elevations used in the stage-storage calculations are inconsistent with the elevations provided in the Construction Plans. Revise the Stormwater Calculations Report and/or Construction Plans for consistency.
24. Revise the Paving, Grading, Drainage Plan to clearly show the location and elevation of the perimeter berm. The eventual as-builts will rely on the perimeter berm being clearly demonstrated.
25. Revise the Paving, Grading, Drainage sections to clearly show the location and elevation of the perimeter berm.

Development Order

Hauling is not permitted. 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

Electronic Files

Unresolved Issues:

Item #1

No AutoCAD dwg files of the minor final site plan or boundary survey were received with the submittal.

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. (2024).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Unresolved Issues:

Item #1:

Drawings Must Be Approved

The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Martin County Water and Wastewater Service Agreement. 6. Obligations of Developer, Paragraph 6.1]

Item #2:

The applicant must submit an executable, water and wastewater service agreement and payment to the Utilities Department for review prior to the scheduling of a Pre-construction meeting (Send a copy to the Growth Management Department). The 'Water and Wastewater Service Agreement' must be executed, and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

Wellfield Protection

Findings of Compliance:

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 Rescue

Finding of Compliance

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. 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 Management

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

ADA

Unresolved Issues:

1. The running slope on the section of sidewalk connecting to the right-of-way appears to exceed a maximum of 5% running slope. Revise the Construction Plans as required to provide a maximum running slope of 5%. [ADA Standards for Accessible Design 403]

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

Martin County Health Department

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

Martin County School Board

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

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 Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section K of this staff report

Public safety facilities

Findings – In Place

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

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.

Item	Description	Requirement
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 executed version of the Unity of Title in standard County format or one (1) copy of the existing recorded Unity of Title for the subject property.
6.	Construction Plans	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.
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 Elevations	One (1) copy 24" x 36" of the approved elevations.
10.	Digital Copy of Site Plan	One (1) digital copy of the site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Engineer's Design Certification	One (1) 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
12.	Water & Wastewater Service Agreement	A copy of the executed Water and Wastewater Service Agreement. Original executed agreement and payment shall be provided directly to Martin County Utilities prior to submittal of the post approval package to Growth Management.
13.	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 with the issuance of the post approval requirements letter. 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:	\$8,750.00	\$8,750.00	\$0.00
Inspection Fees:	\$4,160.00		\$4,160.00
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 after the post approval package has been submitted.
- *** Required at issuance of building permit.

X. General application information

Applicant/Owner: Old Kansas Supply, LLC
9011 SW Old Kansas Avenue
Stuart, FL 34997
Jamil Mikati

Agent/Engineer
of Record: CSM Engineering
208 SW Ocean Boulevard
Stuart, FL 34994
Charles Darden, P.E.
772-220-4601
cadarden@csm-e.net

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

N/A