



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

STORAGE RENTALS OF AMERICA (Eastridge Estates PUD Block I, Lot 21) PUD FINAL SITE PLAN

Applicant:	Storage Rentals of America, Beau R. Raich
Property Owner:	Florida Land Trust No.2019-November 19, Benje Sperling
Agent for the Applicant:	Gunster Law Firm, Robert S. Raynes, Jr., Esq.
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	O039-003
Record Number:	DEV2022100014
Report Number:	2024_0111_O039-003_Staff_Report_Final
Application Received:	12/19/2022
Transmitted:	12/20/2022
Date of Report:	04/03/2023
Application Received:	06/12/2023
Transmitted:	06/13/2023
Date of Report:	01/11/2024

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B. Project description and analysis

This is a request by Gunster Law Firm on behalf of Storage Rentals of America for PUD Final Site Plan approval to construct a 97,500 square foot residential storage facility. The approximately 2.51-acre project site is an undeveloped property located at the southwest corner of SE Dixie Highway and SE Osprey Street, east of SE Sandy Lane in Hobe Sound. The property is a commercial tract (Lot 21, Block I) of the existing approximately 71.74-acre Eastridge Estates PUD which includes single family, duplex, multi-family sites, a park and the subject commercial area. Included with the application is a request for a

certificate of public facilities reservation.

Access to the site is proposed through a circular driveway access from SE Sandy Lane.

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	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	Comply
G	Development Review	Liz Nagal	320-3056	Non-Comply
H	Urban Design	Liz Nagal	320-3056	Non-Comply
H	Community Redevelopment	Liz Nagal	320-3056	N/A
I	Property Management	Ellen MacArthur	221-1334	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Lindy Cerar	320-3055	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	288-4858	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Non-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	Non-Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Mark Sechrist	219-1200	N/A
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	Liz Nagal	320-3056	Pending

D. Review Board action

This application meets the threshold criteria for a major development, with a previously approved master plan, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires one public meeting.

The public meeting 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 is required to re-submit materials in response to the non-compliance findings within this report within the timeframe established within Article 10, Section 10.5.F. 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.

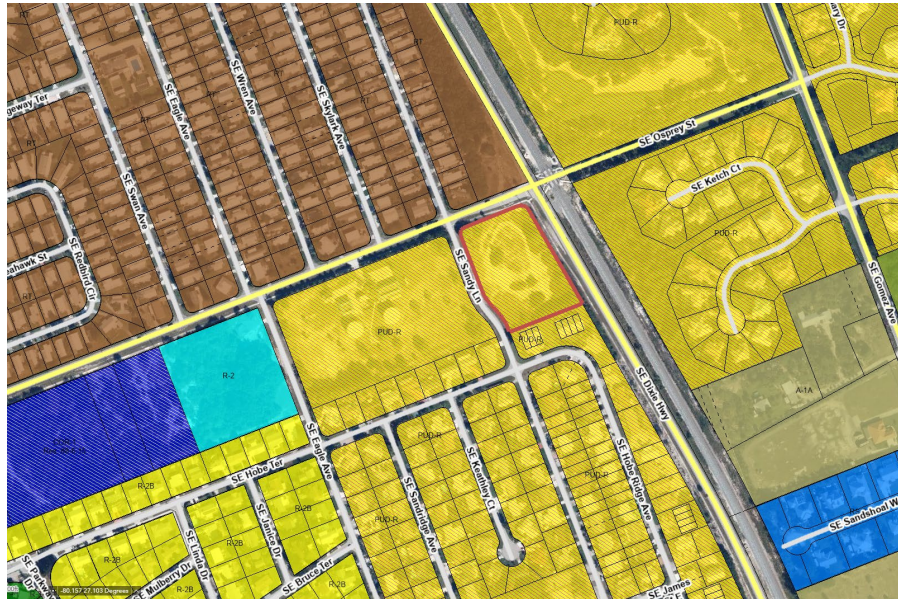
E. Location and site information

Parcel number(s) and address: 343842045009002105
Existing Zoning: Eastridge Estates PUD-R
Future land use: General Commercial
Total Site Area: 2.51 acres

Figure 1: Location Map



Figure 2: Zoning Map



Zoning districts of abutting properties:

- To the north: RT
- To the south: PUD-R
- To the east: ROW/Railroad Tracks
- To the west: PUD-R (water treatment plant)

**Figure 3:
Eastridge Estates PUD Boundaries (outlined in red)**



**Figure 4:
Current Future Land Use Map**



Future land use designation of abutting properties:

- To the north: Mobile Home
- To the south: General Commercial
- To the east: ROW/Railroad Tracks
- To the west: Medium Density

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

Unresolved Issues:

Item #1:

General 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 POLICY 4.1A.1. (2019)

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

Item #1:

General

1. Please revise title bar of plans to reflect the following:
 - Eastridge Estates PUD Lot 21, Block I
 - Storage Rentals of America
 - Final Site Plan

2. Item number one on the statement of public benefits is not a public benefit as this is the benefit of the business model and to the paying customers, not to the general public of County. Please remove. Please update public benefit statement as necessary if any landscape quantity has changed.
3. A revised narrative was not provided to replace the original narrative provided. The narrative is a separate standalone document, not the paragraph within the application page. The revised narrative needs to reflect the submittal as being a PUD Final Site Plan consistent with the approved PUD preliminary Plans Plat Book 9, Page 1 for Eastridge Estates. The narrative as submitted in the first round references this project as creating a new PUD.

Item #2:

PUD Final Site Plan

1. Provide the site plan as standalone document outside construction plans (rename sheet to reflect site plan rather than construction plan). Remove reference to construction drawings for items such as ADA stall. Construction drawings need a horizontal control plan.
2. Provide site plan detail sheet with detail of parking spaces, bench, dumpster enclosure,
3. The required parking for residential self-storage is 1 space/1,500 sf per Table 4.14.1 in Section 4.623.
 - a. Any deviation from the acceptable threshold shall require approval be the decision maker through a parking rate adjustment. Requirements for the parking rate adjustment are within Section 4.625 of Article 4, Division 14.
 - b. No parking rate adjustment documentation was provided with the resubmittal package.
4. Provide setback dimension from property line to dumpster enclosure.
5. Generator: *Service function and mechanical equipment areas. Landscape plans shall clearly identify the locations of service function and mechanical equipment that are required to be screened and the type of screening provided. These areas shall be enclosed by an opaque fence, wall or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring air flow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement.*
 - a. The generator pad is not included on landscape plan. Please provide and indicate screening.

Item #3:

Landscape

1. Structural or vegetative shading shall be provided along pedestrian ways at intervals of no greater than 70 feet. MARTIN COUNTY, LDR, ARTICLE 4, DIVISION 20, §4.873.A.2
 - a. Provide shade trees along existing sidewalk on SE Osprey Street and SE Dixie Highway.
2. Provide additional trees along east elevation (could be considered towards alternative compliance for building massing)

Item #4:

Final Site Plan Data

1. Within the General Commercial future land use, the maximum building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet. The requirements were not added to the table as requested in the first staff report.
2. Include line for total ROW dedication area (SF and acreage) and one line for site area less ROW dedication (SF and acreage).
3. All data for open space, building coverage, pervious/impervious should be based on the site area less the ROW. It appears the data is still based on the existing site area (based on provided legal description).
4. Include provided building height in feet, not just in stories (to highest point of coping of flat roof).
5. Remove “R-3A” from zoning data, zoning is “PUD”. Remove “FLU- CG Commercial General” from zoning line, this is the Future Land Use.
6. Remove “PUD R” from Future Land Use line, PUD is zoning designation. The Future Land Use is General Commercial.
7. The listed proposed and vacant uses are switched (proposed use is listed as vacant, existing use listed as self-storage”).
8. Required open space is 20% not N/A based on the GC future land use. List required open space as a percentage as well as SF.
9. Break down pervious data. Surface water is calculated under impervious area, however the proposed stormwater areas are dry retention. These are considered pervious and count as open space.
10. Switch order of required and provided parking data.
11. Provide an asterisk for provided parking data and reference the request for parking reduction from a parking rate adjustment per Section 4.625 of Article 4, Division 14.
12. Remove notes 1-13 (keep in horizontal control plan).

Additional Information:

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

Commercial Design

1. Building height means the vertical distance between (1) the lowest permissible elevation above the existing grade which complies with finished floor elevation requirements as established by flood maps, the Health Department, or building code, along the front of a building and the highest point of the coping of a flat roof.
 - a) Only the measurement from grade is provided on plans. On one side of elevation, in addition to the measurement from grade, provide measurement from lowest permissible FFE as established by Engineer of Record to highest point. Confirm height does not exceed maximum height of 40’.
 - b) Please provide dimension to mean height of peaked tower as separate measurement from the flat roof measurement.
2. Roof structures including chimneys, parapet walls not over four feet high, tanks and supports, elevator machinery or shafts, penthouses used solely to enclose stairways and air conditioning equipment, can exceed the maximum district height of 40’, provided that such structures do not exceed **ten percent of the roof structure measured on a horizontal plane**, are not used for human occupancy, and provided that the use of such structure does not exceed the district height requirements by more than eight feet. MARTIN COUNTY, LDR, ARTICLE 3, DIVISION 2, §3.14.B.2
 - a. The combination of the area of parapets above 40’ along the east and west facades exceed 10% of the horizontal plane of each individual façade.
 - b. The tower feature on the south and north façade exceed 10% of each individual horizontal plane.
3. Please indicate which elevations are primary facades on the plans themselves (add note for each primary façade).
4. On the ground floor of any primary facade, no continuous wall plane shall exceed 100 linear feet, nor shall any single wall plane constitute more than 60 percent of a building's total length. A wall plane shall be off-set a minimum of three feet from the adjacent wall plane and be a minimum of eight feet in length to be considered a separate wall plane. However, any portion of a wall plane having a pedestrian arcade extending a minimum of eight feet out from such wall, shall be considered a separate wall plane, provided that such arcade does not extend uninterrupted farther than 120 linear feet.
 - a. The proposed features are not true wall planes, however they can accomplish the intent of this provision along with some additional landscape material. However, as they are not true wall planes, alternative compliance does need to be requested and noted on the plans. Provide an alternative compliance statement, explaining the provision not met, and the mitigation efforts provided.

5. All primary facades on the ground floor shall have at least four of the design features listed in 4.872.C.2 along a minimum of 50 percent of their horizontal length. The comment response listed five features, however some of these are not present on some facades. Out of the five listed, staff observes the following applicable to each façade:
 - a. East elevation – awnings, overhanging eaves, parked roof forms, windows (compliant)
 - b. West elevation – overhanging eaves, peaked roof forms. The parapet over the entrance is not raised higher than the standard roof line.
 - c. North elevation – peaked roof, overhanging eaves.
 - d. South elevation – peaked roof, overhanging eaves

Please list out specific features on the plans themselves for each individual primary façade. Please list out the other features included on the west, north and south elevation which meet the requirements of 4.872.C.2.

6. Blank wall areas shall not exceed ten feet in vertical direction and 20 feet in horizontal direction on any primary facade. As presented, all three primary facades exceed this requirement.
 - a. There are still some areas that exceed this requirement (e.g. the west elevation). Please request alternative compliance through an alternative compliance statement, and note on plan, and provide mitigation efforts or otherwise meet requirements.
7. In addition to all other requirements of this subsection 4.872.C., developments located at an intersection of two or more arterial or collector streets shall provide a prominent architectural feature such as, but not limited to a monument, sculpture or clock tower, to emphasize their location as gateways and transition points within the community.
 - a. The main corner tower feature meets the requirement of providing some peaked roof form which is counted as a design feature of a primary façade. This corner feature is integrated part of the design, and consistent with the other corner tower feature. Please consider a feature to meet this requirement.
8. Provide a three-dimensional cornice treatment along the entire length of the primary facade. The cornice treatments shall be a minimum of 12 inches in height and have a minimum of three reliefs.
 - a. It appears a cornice treatment in the center of the building provides relief, but the main cornice along the roofline does not provide these reliefs. Provide separate detail of the cornice that illustrates compliance.
9. Commercial buildings of more than 10,000 square feet in gross floor area shall provide an outdoor patio area adjacent to the customer entryway of a minimum of 200 square feet in area.
 - a. The provided patio area is not meeting the 200 SF requirement. Please expand to 200 feet and provide justification for location that is not adjacent to the customer entryway in an alternative compliance statement.

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.

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

Unresolved Issues:

It has been determined that the Applicant is required to dedicate 5 feet of right of way on SE Dixie Highway, 5 feet of right of way on SE Osprey Street, 5 feet of right of way on SE Sandy Lane along the property frontage. It has been determined two 25 foot corner clips at the intersections of SE Sandy Lane and SE Osprey Street and SE Osprey Street and SE Dixie Highway pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010). A Condition of Approval requiring the conveyance of the dedicated property to Martin County during the post approval process will be included in the Development Order. The following is a list of the required due diligence materials:

TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

Note: The applicant did provide a Title Commitment. The Title Commitment is unsigned and the amount of insurance is missing. Update the insured amount to \$52,500 and have the document signed.

SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

Note: The applicant did not provide a boundary survey of the ROW dedication area. The applicant did provide a sketch and legal description of the dedication area. After review by the County Surveying Division, revisions are required and are attached to the staff report.

11. 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. The environmental assessment submitted by the applicant shows that no wetlands or upland habitat exist on the property and these findings have been verified by county environmental staff. The assessment does identify small isolated areas containing native scrub vegetation. However, it was determined during a site inspection these areas do not meet the county's definition of native habitat due to the very small size and surrounding areas being disturbed and containing no viable native vegetation or vegetative structure that would meet the definition. Therefore, the preservation requirements under Article 4, Division 1 and Article 4, Division 2 of the Land Development Regulations do not apply.

Informational Comment:

The environmental assessment states that an active gopher tortoise burrow was identified onsite. After a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits shall be submitted to the growth management department, environmental division for review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

Landscape

Unresolved Issues:

Item #1:

Landscape Native Tree Protection

We appreciate the adjustment of the building to save the 24-inch diameter native slash pine. However, on the construction plans there appears to be a swale proposed beneath the tree's drip line. Please remove this swale or relocate the swale as far as possible from the tree.

Also, the Architectural Plans appear to show that the building will be extended out a few feet near the location of the protected tree. It would be preferable if the building is not extended at this location and could perhaps even be indented near the tree.

Please provide assurance that the drip line of the tree will not be encroached upon by any site development, structures, excavation, or filling.

Item #2

Landscape Tree Protection Chart

The credits applied on the Protected Tree Disposition Chart on L-1 are incorrect. The protected tree credits (Table 4.664.F.1, LDR) are 3, 2 and 4 credits (not 6, 6, and 12 credits). Please correct the table.

Item #3:

Landscape Native Tree Protection

Considering that the site contains a few small areas of scrub habitat, and scrub was identified as a rare and unique habitat in the Martin County Comprehensive Growth Management Plan, please consider incorporating the existing scrub oak habitat located within the proposed dry detention area south of the building. Tree credits may be applied to the existing scrub oaks.

12. 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:

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

13. Determination of compliance with county surveyor - Engineering Department

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

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

Unresolved Issues:

Right-of-Way Improvements

1. Revise turning radii at access connections along SE Sandy Lane to meet a minimum of 25-feet due to the type of vehicles that will be accessing the site (for example, moving trucks). [LDR Section 4.843.E]

2. As previously stated, provide sight triangles on the Landscape Plans. Although the response to comments indicates that this has been met, it was not shown on the plans. [LDR Section 4.843.F] [FDOT DESIGN MANUAL SECTION 212.11]
3. Although the plans appear to shift the sidewalk along SE Sandy Lane to allow for 1-foot between the sidewalk and the right-of-way line, this is not dimensioned. Revise plans accordingly.. [LDR Section 4.843.G]
4. As previously stated, it is unclear how the area within the right of way will be graded. Provide cross sections demonstrating how the proposed access connections will tie into existing edge of pavement elevations. Additionally, demonstrate that the roadside drainage for SE Sandy Lane will not be blocked. Although cross sections were provided, they are typical sections and do not include existing and proposed elevations (and incremental distances) as required. [4.843.D, STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.2].
5. Informational: In addition to Final Site Plan approval, a Right of Way Use Permit Application will be required for this proposed development prior to scheduling a pre-construction meeting. It is recommended that the applicant submit the required Right of Way Use Permit Application at their earliest convenience, as it can be reviewed concurrently. 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>.

Off Street Parking

1. As previously stated, the proposed layout does not appear to accommodate fire rescue vehicle circulation. The turning radii must be meet a minimum of 25-feet inside and 45-feet outside. Martin County Emergency vehicle specifications are available upon request.

Consistency with Other Plans

1. As previously stated, an inconsistent Project Name is utilized on various documents, revise for consistency (Final Site Plan, Construction Plans, Survey, Stormwater Management Report, Ex & Fill, etc.). This comment is not related to whether the application is a PUD or revised PUD as indicated in the response to comments. Some documents are labeled Storage Rentals of America, and others are SROA SE Osprey Street & SE Dixie Highway.
2. Revise the Final Site Plan to provide site data in acreage. The breakdown of pervious and impervious areas for on-site areas are still unclear.
3. As previously stated, revise the Final Site Plan and Construction Plans to include boundary annotations..
4. As previously stated, revise the Final Site Plan and Paving, Grading, and Drainage Plan to clearly depict the right-of-way dedication limits, and the new property boundary. The limits are still unclear, and the corner clips are not labeled.

Stormwater Management Materials – Final Site Plan

1. As previously stated the stormwater management report must include certification language per LDR Section 4.384.A.2.

2. As previously stated, the topographic survey provided must be revised to provide additional topographic data, paying particular attention to elevations along the parcel boundary. A stand alone signed and sealed topographic survey was not provided for review.
3. Revised topographic survey does not provide finished floor elevations of adjacent structures.
4. As previously stated, the stormwater maintenance plan shall be submitted as a stand-alone document. The response to comments indicates that it is an Appendix to the Stormwater Management Report.

Stormwater Management Plan

1. As previously stated, revise the narrative of the stormwater management report to address surrounding conditions and if there are any off-site flows passing through site. The response to comments did not discuss if any existing flows from off-site areas are present. It appears that the lots to the southeast currently drain onto this site. If off-site flows exist, the proposed project will need to address that in the proposed stormwater system. Off-site flows cannot be blocked by development. [LDR Section 4.386.B.9]
2. Since positive outfall does not exist for this project site, the stormwater management system must be designed for full on-site retention of the 100-year, 1-day storm event. Revise the stormwater management report to include a discussion regarding the legal positive outfall determination and what the design storm will be for the proposed project. Remove references to any pre-development calculations from the stormwater management report. A pre-versus-post analysis for this project is not relevant since no legal positive outfall exists. [Martin County LDR, Article 4, Division 9, Section 4.385].
3. As previously stated, revise the narrative of the stormwater management report to include a discussion on wet season water table elevation (WSWT) being utilized in the report and how it was determined. The discussion in the report has not been revised to specify the WSWT being relied upon or how it was determined.
4. As previously stated, provide a table in the narrative of the stormwater management report that shows the rain rainfall intensity being relied upon in the modeling for the 10-year / 1-day (pavement), 100-year / 1-day (perimeter berm), and 100-year / 3-day (finished floor) storm event.
5. As previously stated, although the modeling appears to include multiple basins in the post development condition, it appears that a single basin system may be more appropriate. A simple volumetric calculation for full on-site retention of the 100-year, 1-day storm event would also be appropriate.
6. As previously stated, provide a post development site data table within the stormwater management report that is consistent with the Final Site Plan, the basin boundary map, the stage storage table, and the modeling/calculations. Revise/provide documentation accordingly.
7. As previously stated, revise the report to clearly document how the soil storage values were determined.
8. As previously stated, provide a stage storage table within the stormwater management report that includes columns for each element and acreages consistent with the Site Data Table.
9. As previously stated, the use of percolation is NOT permitted in modeling for flood protection. Percolation may only be utilized to demonstrate recovery.

10. As previously stated, provide time stage runs for the ICPR modeling. These were not provided in Section D as indicated.

11. As previously stated, compliance with the max stages for the pavement (10-year / 1-day), perimeter berm (100-year / 1-day) and finished floor (100-year / 3-day) elevations will be evaluated once the Stormwater Management report is revised. Include a table within the report that includes the max stage, versus proposed design elevation for each element (and which storm event was relied upon for each). The response to comments indicates this has been provided on sheet 12, but Page 12, but it was not provided. [LDR Section 4.843.D.3, 4.385.D, 4.386.C.1.c & SFWMD ERP Manual, Volume IV and 4.386.B].

12. As previously stated, the water quality calculation provided could not be verified, as a site data table on the final site plan is unclear. The Water Quality calculation must provide for 3-inches of rainfall over the percent of impervious project area (total impervious area less lakes, preserves, and wetlands; roof areas are included); [% imperv = (Roof + Pavt) / (Total - Lakes - Preserves - Wetlands)] (Example available upon request)

13. As previously stated, revise the Construction Plans and Page 9 of the stormwater management report to reference maximum slopes of 4-foot horizontal to 1-foot vertical (4:1) [Martin County Stormwater Management and Flood Protection Standards for Design and Review, Section 1.2]

14. As previously stated, revise the recovery analysis to demonstrate that the system recovers half of the water quality treatment volume between 24 hours and five days, and 90-percent of entire volume in 12 days from cessation of the storm event. This will be reevaluated once the report is revised, but it appears that the system recovers too quickly. The report does not provide a time stage run for recovery that demonstrates compliance with this requirement. [4.385.F.4]

Stormwater Management Construction Plans

1. As previously stated, it is unclear where the perimeter containment berm is met. Clearly demonstrate the location and elevation of the perimeter berm (above the max stage of the 100-year, 1-day storm event) around the entire site. Provide cross sections and clearly show the limits of improvements. The cross sections provided were not site specific and did not include proposed/existing elevations or incremental distances between elements. [STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.B.8.c]

2. The site area shown on Sheet C-200 of the construction plans appears to be inconsistent with the size of the parcel being developed. The note indicates that it includes all off-site work, but this acreage appears to be inconsistent with what is being proposed.

3. As previously stated, compliance with minimum roadway, perimeter berm, and finished floor elevations on the paving, grading, and drainage plans will be reviewed once the stormwater management report has been revised.

4. As previously stated, revise the Paving, Grading, and Drainage plans to identify the proposed invert elevations at each end and end treatments for the HDPE pipes.

Development Order Conditions:

1. As depicted on the final site plan, the OWNER shall dedicate 5-feet of right-of-way along SE Sandy Lane, SE Osprey Street, and SE Dixie Highway along the property frontage. Additionally, the

OWNER shall dedicate 25-foot corner clips at the corner of SE Sandy Lane and Osprey Street, and the corner of SE Osprey Street and SE Dixie Highway.

2. Hauling of material is allowed in accordance with Section 4.343.C. Land Development Regulations, Martin County, Fla. The OWNER shall pay a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$280.94 shall be paid within sixty (60) calendar days of the project approval.

15. Determination of compliance with utilities requirements - Utilities Department

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)]

Please Note:

South Martin Regional Utility (SMRU) is the water and sewer utility provider for this project. Developments served by SMRU must receive and submit a letter of capacity reservation directly from the Utility. Please contact SMRU to obtain a reservation letter to demonstrate utility compliance. [ref. South Martin Regional Utility, Regulations, Policies, and Procedures; Section 1.2 "Utility Capacity Reservation Process"]

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)

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

Fire Prevention

NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004

APPROVED WATER SUPPLY – HYDRANT FLOW TEST

A hydrant flow test will be required to determine the available water supply to meet the needed fire flow for this project. Contact the Fire Prevention office at (772)288-5633 to schedule the flow test.

BDA requirements

Florida Statute (FS) 633.202 – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction (AHJ), officially known as MCFR Fire Prevention Division.

Reporting Requirements: 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. and submit results to the MCFR Fire Prevention Division. 2.If a Two Way Radio Communication Enhancement System is required, then apply for the appropriate permit within the required time frame and submit to MC Communications Russell Norvell 772-320-3132 rnorvell@martin.fl.us

If you have any questions regarding this notification, please contact the Martin County Fire Marshal's Office at 772-288-5633 or via email at Fire_prev@martin.fl.us.
<https://www.martin.fl.us/resources/bda-codes-and-standards>

NFPA 1: Fire Code -18.2.2.2 Access to Gated Subdivisions or Developments.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

All electric gates and barrier arms entering a Martin County Community and gated Commercial property are required to install a radio transceiver system (www.click2enter.net) and an electric key switch (www.knoxbox.com)

Martin County Fire Rescue utilizes the Knox Access system. www.knoxbox.com
Click2enter Inc. www.click2enter.net

Contact the Fire Prevention office at (772)288-5633 for information.

Emergency Preparedness

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

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

Unresolved Issues:

1. As previously stated, provide crosswalk striping consistent with Martin County Standard Detail R-120A (including detectable warning). Both details for R-120A and R-120B are provided. It is unclear what is being proposed. Revise plans to utilize R-120A for the plan view and detail.
2. Provide additional sidewalk elevations demonstrating that a 5% running slope and 2% cross slope are not exceeded.
3. As previously stated, revise the Accessible parking lot striping detail for consistency with current ADA regulations. An example is available upon request.

18. 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)

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.

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

Review Ongoing

20. 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 – South Martin Regional Utilities

Findings – Pending Evaluation

Source - South Martin Regional Utilities

Sanitary sewer facilities

Service provider – South Martin Regional Utilities

Findings – Pending Evaluation

Source - South Martin Regional Utilities

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending Evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings – Positive Evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Mass transit facilities

Findings –Positive Evaluation

Source - Engineering Services Department

Reference - see Section L 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 – N/A

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.

21. *Post-approval requirements*

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 transfer has occurred.
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 Architectural Elevations	One (1) copy 24" x 36" of the approved architectural elevations.
9.	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.
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.	ROW Dedication Documentation	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.

Item	Description	Requirement
17.	Hauling Fee	A hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$280.94 shall be paid within sixty (60) calendar days of the project approval
18.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

22. 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.

23. 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.

24. General application information

Applicant: Storage Rentals of America, Beau R. Raich
 324 Datura Street, Suite 338
 West Palm Beach, FL 33401

Owner: Florida Land Trust No. 2019- November 19, Benjie Sperling
 PO Box 817058,

Hollywood, FL, 33081

Contract Purchaser: Storage Rentals of America, Beau R. Raich
324 Datura Street, Suite 338
West Palm Beach, FL, 33401

Agent: Gunster Law Firm, Robert S. Raynes, Esq., Audra R. Creech, Esq.
800 SE Monterey Commons Boulevard, Suite 200
Stuart, FL, 34996
Rraynes@gunster.com



Engineer of Record: Kimley-Horn & Associates
Brad Younts, Justin Wood
8201 Peters Road, Suite 2200
Plantation, FL, 33324
954-357-2115
brad.younts@kimley-horn.com, justin.wood@kimley-horn.com

25. 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

26. Attachments

ATTACHMENT I SKETCH & LEGAL REDLINES

	SKETCH AND LEGAL DESCRIPTION BY PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870	
LEGAL DESCRIPTION: (5' RIGHT-OF-WAY DEDICATION) ← EXHIBIT		
A PORTION OF LOT 21, BLOCK 1, "EASTRIDGE ESTATES", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 27, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:		
Add a comma. (Typical) = Add a comma		
1 of 1 of 21	<p>BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 68°28'16" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 21 FOR 5.06 FEET; THENCE NORTH 30°30'29" WEST ALONG A LINE LYING 5.00 FEET SOUTHWESTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 21 FOR 383.55 FEET; THENCE NORTH 71°01'17" WEST 25.01 FEET; THENCE SOUTH 68°27'54" WEST ALONG A LINE LYING 5.00 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 21 FOR 207.91 FEET; THENCE SOUTH 23°28'05" WEST 25.10 FEET; THENCE ALONG A LINE LYING 5.00 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 21 THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 21°31'44" EAST 203.76 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; 2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.61 FEET, A CENTRAL ANGLE OF 25°38'00", FOR AN ARC DISTANCE OF 76.33 FEET TO A POINT OF REVERSE CURVATURE; 3) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 230.61 FEET, A CENTRAL ANGLE OF 25°38'00", FOR AN ARC DISTANCE OF 103.17 FEET TO A POINT ON SAID SOUTHEASTERLY LINE; THENCE SOUTH 68°28'16" WEST ALONG SAID SOUTHEASTERLY LINE 5.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 21, BEING A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 68°28'16" WEST; THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.61 FEET, A CENTRAL ANGLE OF 25°38'00", FOR AN ARC DISTANCE OF 100.93 FEET TO A POINT OF REVERSE CURVATURE; 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.61 FEET, A CENTRAL ANGLE OF 25°38'00", FOR AN ARC DISTANCE OF 78.57 FEET TO A POINT OF TANGENCY; 3) NORTH 21°31'44" WEST 201.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'38", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 68°27'54" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 21 FOR 205.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°01'37", FOR AN ARC DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 30°30'29" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 21 FOR 383.70 FEET TO THE POINT OF BEGINNING.</p> <p>SAID LANDS LYING AND BEING IN THE CITY OF HOBE SOUND, MARTIN COUNTY, FLORIDA AND CONTAINING 5,329 SQUARE FEET, MORE OR LESS.</p>	
CLIENT: STORAGE RENTALS OF AMERICA SCALE: N/A DRAWN: L.S. ORDER NO.: 71450 DATE: 5/23/23 5' RIGHT-OF-WAY DEDICATION HOBE SOUND, MARTIN COUNTY, FLORIDA FOR: STORAGE RENTALS OF AMERICA		SHEET 1 OF 3 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE <input type="checkbox"/> JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691 <input type="checkbox"/> VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274 <input type="checkbox"/> DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTHEASTERLY LINE OF LOT 21 BEING S30°30'29"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. THIS SKETCH WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, FILE NUMBER NCS-1111869-CHI2, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 15, 2023 AT 8:00 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:
 ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
 ITEM 10: MATTERS SHOWN IN PLAT BOOK 7, PAGE 27 APPLY TO THIS SITE AS DEPICTED HEREON.
 ITEM 11: EASEMENTS, COVENANTS AND RESTRICTIONS IN O.R.B. 445, PAGE 2237 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 ITEM 12: TERMS, CONDITIONS AND PROVISIONS IN O.R.B. 757 PAGE 693 DO NOT APPLY TO THIS SITE.
5. ALL RECORDED DOCUMENTS ARE PER MARTIN COUNTY PUBLIC RECORDS.

Add the ADA statement... "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"

CLIENT: STORAGE RENTALS OF AMERICA

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 71450

DATE: 5/23/23

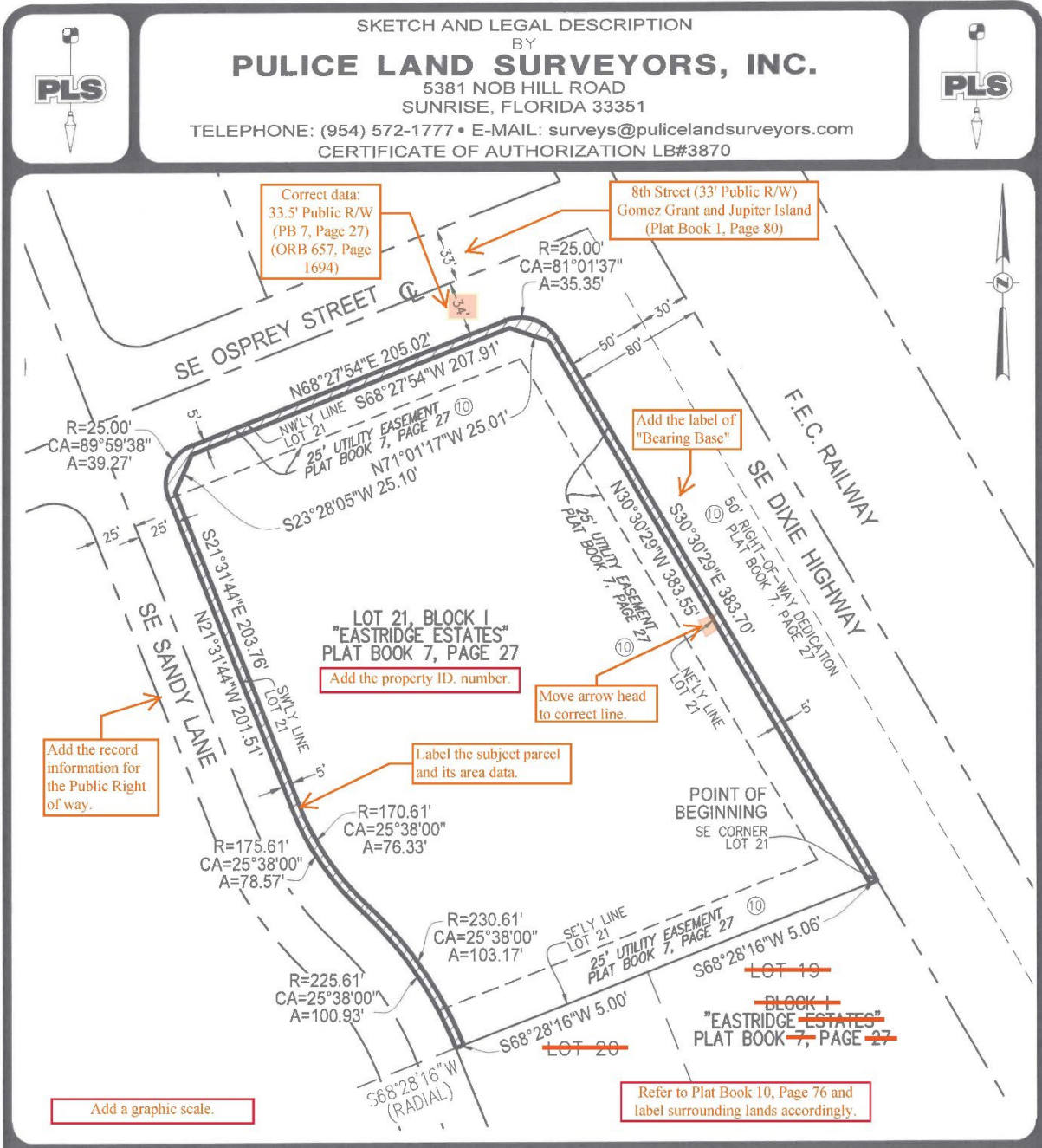
5' RIGHT-OF-WAY DEDICATION

HOBE SOUND, MARTIN COUNTY, FLORIDA

FOR: STORAGE RENTALS OF AMERICA

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE



CLIENT: STORAGE RENTALS OF AMERICA
 SCALE: 1"=80' DRAWN: L.S.
 ORDER NO.: 71450
 DATE: 5/23/23
 5' RIGHT-OF-WAY DEDICATION
 HOBE SOUND, MARTIN COUNTY, FLORIDA
 FOR: STORAGE RENTALS OF AMERICA

SHEET 3 OF 3 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

LEGEND & ABBREVIATIONS:
 ☉ CENTERLINE
 O.R.B. OFFICIAL RECORDS BOOK
 ⑩ TITLE COMMITMENT NUMBER

Add the missing abbreviations herein.