



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

MARTIN HIGHWAY APARTMENTS MAJOR FINAL SITE PLAN

Applicant	JAMSZ Properties, Inc.
Owner:	JAMSZ Properties, Inc.
Agent for the Applicant:	WGI, Inc., Matthew Barnes, AICP
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	O040-003
Record Number:	DEV2022070019
Report Number:	2023_1002_O040-003_Staff_Report_Final
Application Received:	08/12/2022
Transmitted:	08/15/2022
Staff Report:	09/13/2022
Resubmittal Received:	02/09/2023
Transmitted:	02/10/2023
Staff Report:	03/15/2023
Application Received:	06/13/2023
Transmitted:	06/14/2023
Staff Report:	10/02/2023

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 for major final site plan approval to develop 90 residential apartment units and the associated infrastructure on an approximate 6.09-acre parcel located in the Old Palm City Community Redevelopment Area (CRA) on the northwest corner of Martin Highway and SW Palm City School Avenue. Included in this application is a request for a Certificate of Public Facilities Reservation.

The future land use of the property is CRA Center and the zoning is CRA with the Corridor Subdistrict designation. Two access points are proposed, one from the private access easement on the property (SW Newberry Court) and one egress only onto SW Palm City School Avenue.

The project is within the Primary Urban Service Boundary and water and wastewater will be provided by 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	Comprehensive Plan	Liz Nagal	320-3056	Non-Comply
G	Development Review	Liz Nagal	320-3056	Non-Comply
H	Urban Design	Liz Nagal	320-3056	N/A
H	Community Redevelopment	Liz Nagal	320-3056	Comply
I	Property Management	Ellen Macarthur	288-1334	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	Non-Comply
N	Addressing	Emily Kohler	288-5692	Non-Comply
N	Electronic File Submission	Emily Kohler	288-5692	Non-Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	285-2298	N/A
Q	ADA	Stephanie Piche	223-4858	Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Mark Sechrist	223-3105	Comply
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 requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), 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 number(s) and address:
 183841000058000004 3500 SW Palm City School Avenue, Palm City, FL, 34990
 Existing Zoning: Old Palm City Redevelopment Area
 CRA Subdistrict: Corridor

Future land use:
Gross area of site:

CRA Center
6.09 acres

Figure 1: Location Map

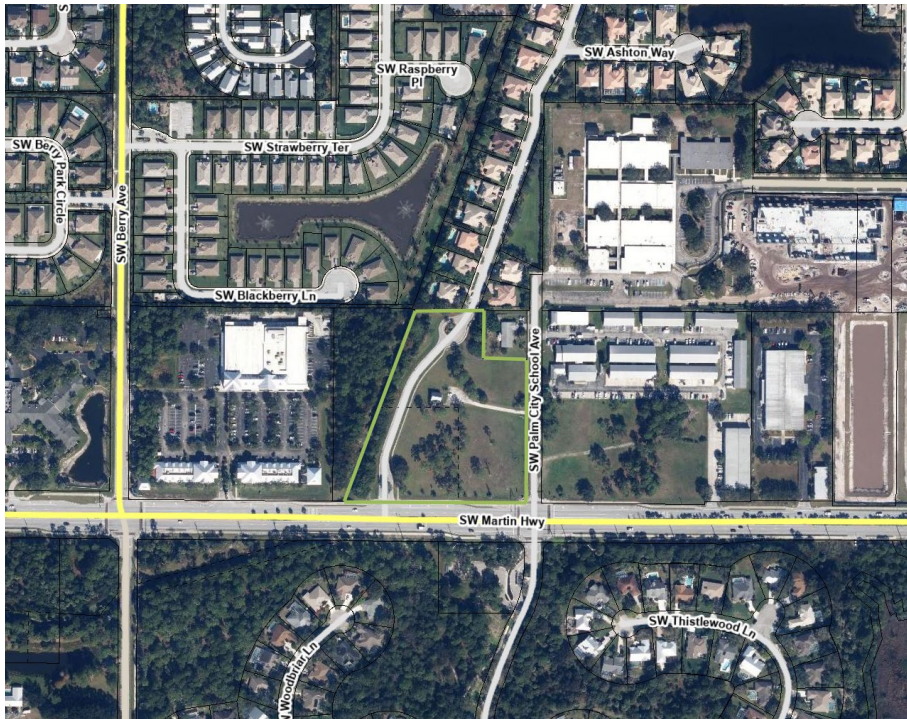


Figure 2: Future Land Use Map

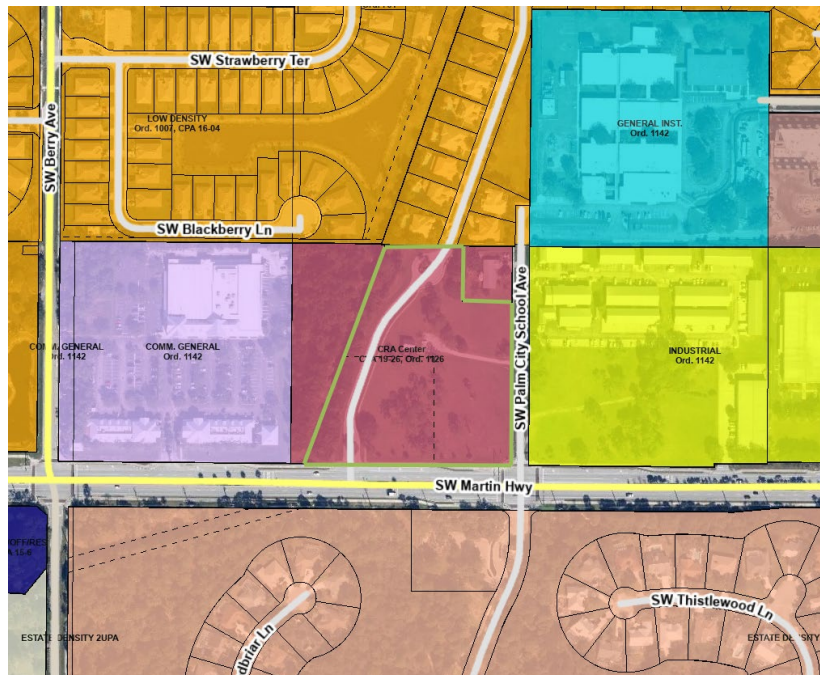


Figure 3: CRA Subdistrict



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

Data Tables:

1. The provided legal description states 6.09 acres which is not consistent with the listed 6.11 acres on the site data. Please confirm and update as necessary.

**Item #2:
Site Plan Graphics**

1. Include light pole detail on detail sheet.

**Item #3:
Landscape Plans**

1. Please include “Martin Highway Multi-Family” in title bar to be consistent with other plans.

**Item #4:
Architectural**

1. Relabel clubhouse elevations direction, clubhouse north elevation appears to be the east elevation. Sheet A3 and A7

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

Commercial Design

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

Community Redevelopment Area

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable land development regulations.

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

Unresolved Issues:

It has been determined that the Applicant is required to dedicate twenty-five (25) feet of right of way on SW Martin Highway pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010).

A sidewalk easement is required for the portion of sidewalk along SW Palm City School Avenue that may fall within the applicant’s parcel.

A drainage, access, and maintenance easement for Danforth Creek to top of bank, or 30-feet from the centerline of the ditch bottom (whichever is greater).

The following is a list of the required due diligence materials:

TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication/easement 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 has complied with this requirement.

SURVEY - SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication/easement 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 provide sketch and legal descriptions for the sidewalk easement, drainage/access/maintenance easement and ROW dedication as well as a boundary survey for the ROW dedication. After review by the County Surveying Division, revisions are required to the boundary survey. All other easement documents are acceptable.

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.

Informational Purposes Only:

The property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC) prior to the county authorizing site preparation or land clearing on the property. All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of 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.

Landscaping

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 12, Division 4 – Section 12.4.09 - Old Palm City Redevelopment Overlay District. [2020]. The applicant has proposed construction of a 90 unit multi-family residential development. The applicant has submitted landscape plans that

provide for planting 126 canopy trees plus the equivalent of 14 palms. Applicant is also proposing to preserve and/or relocate 46 existing trees (equivalent to 66 tree credits) to document compliance with Section 12.4.09.4, Land Development Regulations, Martin County, Fla. (2020). Pursuant to this regulation a minimum of 1 tree shall be established for each 1500 sq. ft. of the total development area. The total site is 251,777 sq. ft. which requires the planting of 168 trees.

The Code requires street tree plantings at 30' on center adjacent to Martin Highway. The applicant has proposed a combination of preserved, relocated, and planting of 17 trees, predominately oak trees for the 430 lf. Distance.

Article 12 Division1 Section 12.1.08 encourages the utilization of alternative low impact stormwater treatment. This project has proposed to establish raingardens in the on-site dry retention basins. 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.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

CRA's are designated Transportation Concurrency Exception Areas (TCEA). Development within the TCEAs shall be exempt from the County's transportation concurrency requirement. [Martin County Comprehensive Growth Management Plan, Policy 18.4D.1. (2018)]

L. 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.

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

RIGHT-OF-WAY IMPROVEMENTS

1. Dimension the proposed 4-foot sidewalk easement on the Final Site Plan.
2. Revise Construction Plans to include detail R-120B for the proposed stamped crosswalk material.

STORMWATER MGMT MATERIALS – FINAL

1. The seasonal high water table elevation of 9.04-feet NAVD is inconsistent with the groundwater section and borings included in the geotechnical report and permits within the vicinity. Revise WSWT to a more conservative elevation.
2. As previously stated, the geotechnical report documents ponding water 3-inches above an existing elevation of 14.00-feet NAVD. Although the Construction Plans now account for the removal of a portion of the unsuitable soils, all areas utilized for stormwater should detail removal and replacement of restrictive soils.
3. As previously stated, the geotechnical report provided was not signed and sealed. Provide signed and sealed Geotech report.
4. The wet season water table on the post development site soil storage calculation is inconsistent with the rest of the report. Additionally, as previously stated, the acreage utilized for the soil storage is consistent with the impervious area instead of the pervious areas.
5. The Cascade model includes Basins 1 and 2, but the post-development basin map includes Basins 3A and 3B. Revise labeling for consistency.
6. The max stages for the 100-year, 3-day storm event in the Cascade routing (16.4-feet NAVD) is inconsistent with the narrative of the report (14.89-feet NAVD).

STORMWATER MGMT CONSTRUCTION PLANS

1. Although the details for the control structure 3b are now provided, they are inconsistent with the Cascade model inputs for the upstream and downstream pipes.
2. As previously stated, the use of FDOT Type D: curb is not acceptable for use on the outside of travel lanes within residential communities.
3. As previously stated, the perimeter containment berm must be clearly shown on the Paving, Grading, and Drainage Plans. In several locations it is unclear how perimeter containment is met, as the minimum elevation is met on the downslope. Revise plans to clearly demonstrate where and at what elevation the perimeter berm elevation and how stormwater is directed into the stormwater management system.
4. As previously stated, it is unclear how the proposed wall will tie into existing grades. Provide a profile view for each end of the wall demonstrating how the wall ties in and where the grades on either side are equal.

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.

Draft Development Order Conditions:

1. An access, maintenance, and drainage easement for Danforth Creek must be provided to the top of bank, or 30-feet from the centerline of the ditch bottom (whichever is greater).
2. A 25-foot right of way dedication is required along the SW Martin Highway property Frontage.
3. A sidewalk easement or dedication along SW Palm City School Avenue must be provided for the existing sidewalk.
4. 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

Unresolved Issues:

1 Please name the driveway/access for your project that connects SW Newberry Ct to SW Palm City School Ave:

4.767.D. *Naming driveways.* A driveway that serves as the principal access to two or more multifamily structures shall be named and the structures shall be addressed from the named access.

You are the one who picks the street names. We have a street master list of names already in use on our website that you can use to help you. <https://www.martin.fl.us/AddressingReports>

Our Land Development Regulations have rules for determining how you name the street type (suffix). The street type (suffix) is determined by the direction of street. Below is the code that you will need to follow when choosing a street type for your named street. Yours will be an east/west running street:

4.768.B. East/West running streets shall be designated "street," "terrace," "place," "way" or some other designation beginning with a letter in the second half of the alphabet (N through Z).

Information:

Each building in your apartment complex will have its own separate building address off of your named driveway/access and then each apartment will have a unit number because of the floor plan layout. Each unit number will reference the floor it is on. Example - 101 (first), 201 (second), 301 (third).

Electronic Files

Issues:

1: No new AutoCAD site plan dwg file of the final site plan was received with your Round 3 resubmittal. Even if you have submitted AutoCAD dwg files in the previous round of review and they were found to be in compliance, they must be submitted again during the next round.

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

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, final draft water and wastewater service agreement to the Growth Management Department for review by the Legal and Utilities departments prior to approval of the scheduling of a Pre-construction meeting. 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 and Groundwater 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 Prevention

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.

Informational:

WATER SUPPLY

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.

Please include a second fire hydrant in the vicinity of the clubhouse.

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

Findings of Compliance:

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.F. (2016)

[Remainder of Page Intentionally Left Blank]

Martin County School Board

Martin County School District CIP School Concurrency Determination

Project: Martin Highway Apts. - Final Site Plan
Date Received: 9/13/2022
Project #: 18-38-41-000-058-00000-4
Owner/Applicant: Jamsz Properties, Inc.
Location: NW Intersection Palm City School Ave. & SW Martin Hwy. (CR 714) 8.06 ac. Palm City CSA

Planned Project Units: 90 Apartments

Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	.0894	8
Middle School:	.0457	4
High School:	.0636	6
SGR =	.1987	18

Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
PALM CITY ZONE	LOS CAPACITY	3 YR. PERM CAP ADD	TOTAL LOS CAPACITY (A+B)	Aug 24th 11-Day Count 2022	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE LOS CAPACITY (C - G)
Elementary								
Bessey Creek Elem	712	0	712	561	32	0	593	119
Citrus Grove Elem	863	0	863	602	13	0	615	248
Palm City Elem (Z)	827	72	750	552	3	8	563	187
Total	2401	0	2324	1715	48	8	1771	553
Middle								
Hidden Oaks Middle	1344	0	1344	940	9	4	953	391
Stuart Zone HS								
Martin County HS	2107	0	2107	2327	9	6	2342	-235
<i>Adjacent North CSA</i>	1914	0	1914	1586	170	6	1762	152

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 zoned High school to adjacent North CSA to accommodate LOS

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

Date Issued: 9/13/2022

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 Article 5.7.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

Source – Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Pending

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

Source - Engineering Services Department

Reference - see Section N of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings – Engineering Services Department

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – In place

Source - Growth Management Department

Reference - see Section P 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 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 - LIKELY APPLICABLE, CHECK SECTION U IN ACCELA
7.	Approved Final Site Plan	One (1) copy 24” x 36” of the approved final site plan.
8.	Approved Architectural Plans	One (1) 24" x 36" copy of the approved architectural elevations and floor plans signed and sealed by a licensed architect.
9.	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.

Item	Description	Requirement
10.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Construction Schedule	Original of the construction schedule. LIKELY APPLICABLE, CHECK SECTION U IN ACCELA
12.	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. – NOT ALWAYS APPLICABLE, CHECK SECTION U IN ACCELA
13.	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. LIKELY APPLICABLE, CHECK SECTION U IN ACCELA
14.	Evidence of ROW Dedication or 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.
15.	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 Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees. NOT APPLICABLE FOR SMRU, CHECK WITH UTILITIES
16.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

All state and federal permitting is the responsibility of the applicant.

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:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,160.00		\$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.

*** Required at building permit

X. General application information

Applicant: JAMSZ Properties, Inc.
3500 SW Palm City School Avenue
Palm City, FL 34990

Agent: WGI, Inc.
Matthew Barnes, AICP
2035 Vista Parkway
West Palm Beach, FL 33411
561-687-2220

Engineer of Record: C. Calvert Montgomery & Associates
Scott Montgomery
959 SE Federal Highway
Stuart, FL 34994
772-287-3636

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

**Attachment I (see next page)
ROW Dedication Survey Redlines**

DATE: 08/11/2015 11:00 AM

