



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PEPPERWOOD ASSEMBLAGE PUD

PUD ZONING AGREEMENT MASTER AND FINAL SITE PLAN

Applicant:	JAMSZ Properties, Inc.
Property Owner:	JAMSZ Properties, Inc.
Agent for Applicant:	HJA Design Studio, LLC
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P178-002
Record Number:	DEV2022050004
Report Number:	2024_0510_P178-002_DRT_STAFF_FINAL
Application Received:	06/09/2022
Transmitted:	06/10/2022
Date of Report:	08/09/2022
Application Received:	11/08/2022
Transmitted:	11/14/2022
Date of Report:	02/14/2023
Application Received:	06/07/2023
Transmitted:	06/09/2023
Date of Report:	01/03/2024
Application Received:	03/22/2024
Transmitted:	03/25/2024
Date of Report:	05/10/2024

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B. Project description and analysis

This is an application by JAMSZ Properties Inc., for approval of a Planned Unit Development (PUD) agreement Master and Final site plan to develop 43 detached single-family lots on an approximate 29.23 acre property consisting of three (3) undeveloped parcels of land located between SE Cove Road and SE

Salerno Road, west of Legacy Cove and south of Fern Creek. Included is a request for a Certificate for Public Facilities Reservation.

The typical single family lot size is 60' x 125' and/or 7,500 square feet. The two parcels to the west have 22 lots with access proposed off SE Cove Road. The east parcel has a total of 21 lots with access from SE Pepperwood Drive off SE Salerno Road. Wetlands and a 50 foot wetland buffer separate the east and west residential lots. A 50 foot type 5 landscape buffer is proposed along Cove Road.

The parcel abuts two single-family lots on the southeast, one of which has a home and undeveloped land to the west. The north side of the parcels abut SE Martin Cove Place which is only partially opened across the two northern parcels. The east side of the property abuts the unopened SE Pepperwood Drive right-of-way that this application proposes opening a distance sufficient to provide access to the east side lots.

The property has the Estate Density 2 UPA Future Land Use designation and RE-1/2A, Residential Estate District zoning which is consistent with the future land use. The requested change to PUD zoning of 43 single-family lots results in a gross site density of 1.47 unit per acre that is less than the 2 unit per acre maximum density allowed by Estate Density 2UPA future land use.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section 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	Brian Elam	772-288-5501	Non-Comply
F	ARDP	Samantha Lovelady	772-288-5664	N/A
G	Site Design	Brian Elam	772-288-5501	Comply
H	Urban Design	Brian Elam	772-288-5501	N/A
H	Community Redevelopment	Brian Elam	772-288-5501	N/A
I	Property Management	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental	Shawn McCarthy	772-288-5508	Comply
J	Landscaping	Karen Sjoholm	772-288-5909	Comply
K	Transportation	Lukas Lambert	772-221-2300	Comply
L	County Surveyor	Tom Walker	772-288-5928	Comply
M	Engineering	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater	James Christ	772-320-3034	Comply
O	Wellfields	James Christ	772-320-3034	Comply
P	Fire Prevention	Doug Killane	772-419-5396	Comply
P	Emergency Management	Sally Waite	772-219-4942	N/A
Q	ADA	Stephanie Piche	772-223-4858	Comply
R	Health Department	Nicholas Clifton	772-221-4090	Comply

R	School Board	Juan Lameda	772-219-1200	N/A
S	County Attorney	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	Brian Elam	772-288-5501	Pending

D. Review Board action

This is an application for a PUD Zoning Agreement Master and Final Site Plan. Review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioner (BCC). Both the LPA and the BCC reviews must be public hearings MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2021).

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 number:	553841000054000700	9.17 Acres	Parcel 1
Parcel number:	553841000054000201	9.77 Acres	Parcel 2
Parcel number:	553841000054000103	9.55 Acres	Parcel 3
Existing Zoning:	RE-1/2A, Residential Estate District		
Future Land Use:	Estate Density 2UPA		
Nearest Major Road:	SE Cove Road		
Gross Area of Site:	28.49 (29.23)		

Table 1: Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	Single Family	Rural Density, Estate Density 2UPA	PUD-R (Fern Creek), A-1A
South	Single Family	Estate Density 2UPA	RE-1/2A
East	Single Family	Estate Density 2UPA	PUD-R (Cove Isle)
West	Vacant	Rural Density	A-1A

Figure 1: Location Map



Figure 2: Aerial 2021



Figure 3: Zoning Atlas

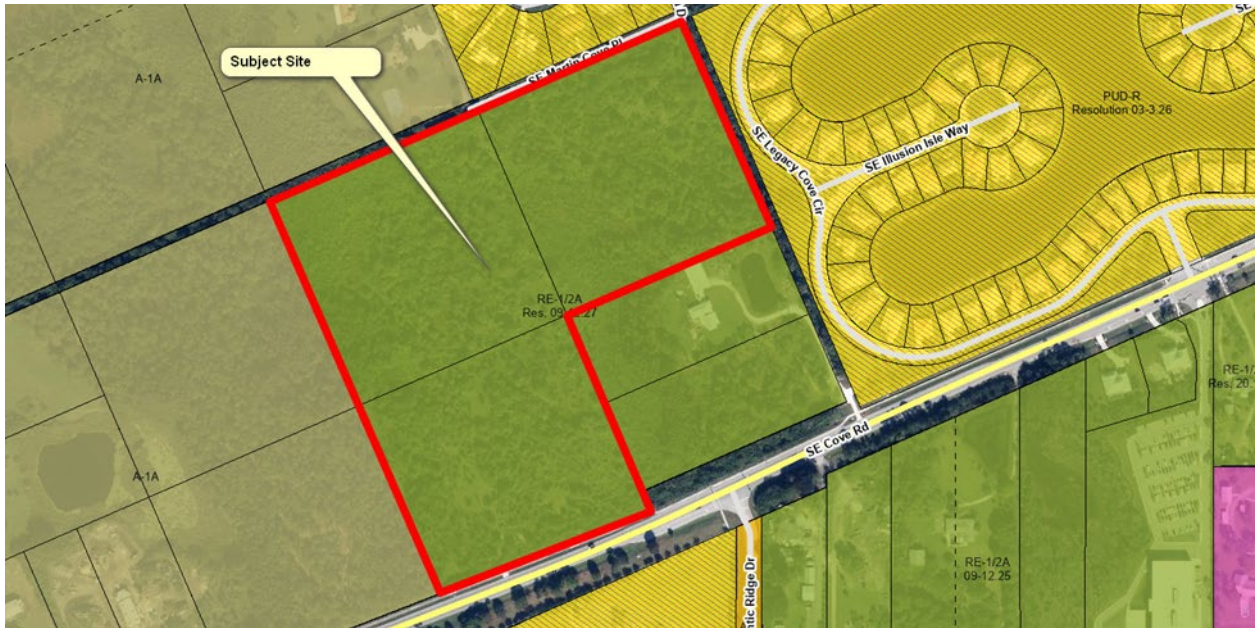
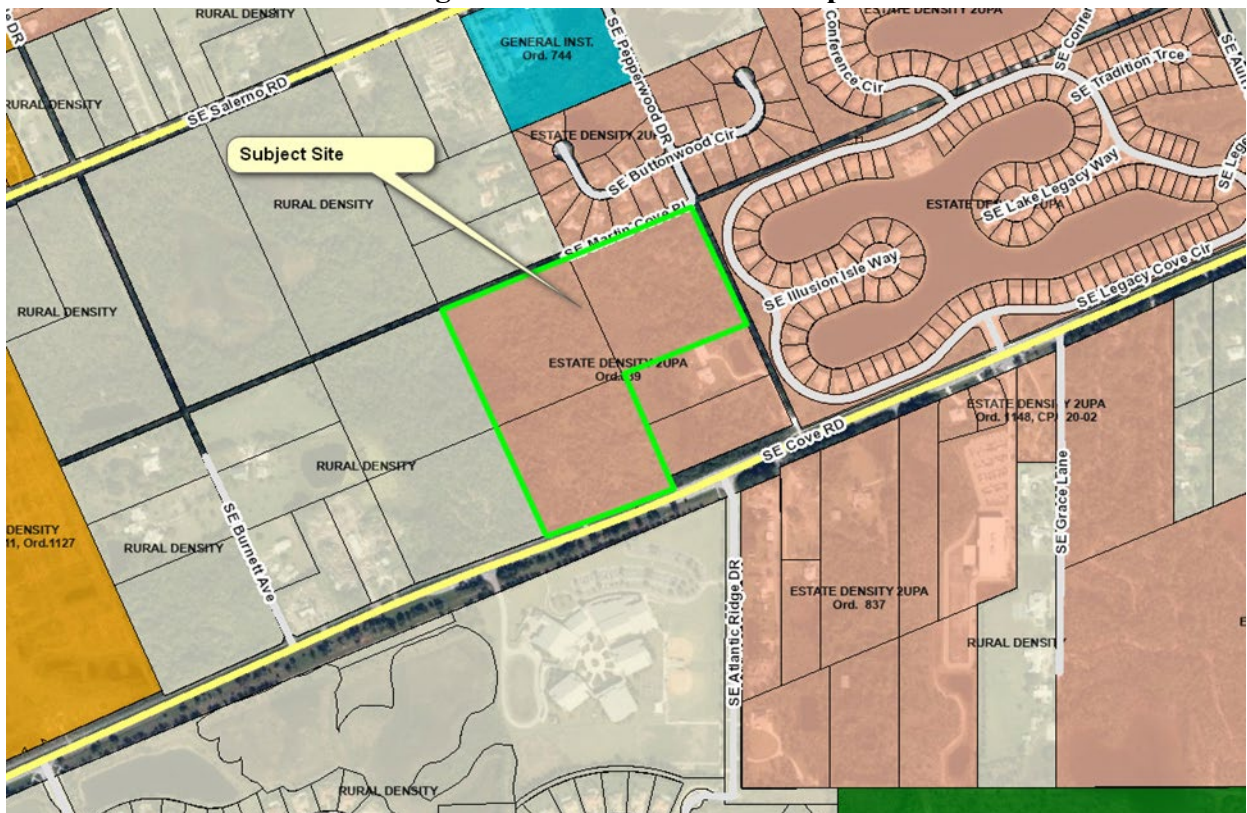


Figure 4: Future Land Use Map



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.

Information #1:

Policy 4.1E.6. PUD

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

Information #2:

Policy 4.1E.8 Public Benefits.

Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right. Benefits to the developer may include such items as incentives to encourage affordable housing; flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as transportation, recreation or other public facility improvements, additional preservation of environmental resources, and additional density transition zones. The provision of affordable and/or workforce housing, shall be strongly encouraged as a public benefit for any residential PUD. Any public benefits offered by the developer must clearly be in excess of the County's minimum standards.

Information #3:

Policy 4.13A.7. Residential development (Excerpt)

The FLUM allocates urban residential density based on population trends; housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential environments, it also preserves unique land and water resources and plans for fiscal conservancy.

1. General policies for all urban Residential development:
 - a) All Residential development described in subsections (1) through (6) of this policy shall have a maximum building height of 40 feet.
 - b) All Residential development shall maintain a minimum of 50 percent of the gross land area as open space, except as described under Goal 4.3. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space. This section shall not apply to construction of a single-family home on a lot of record.

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

Findings of Compliance:

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

Information #1:

Timetable Of Development – Master and Final

The timetable of development for concurrent master and final site plans shall be as specified in 10.2.D.1. and 10.2.D.2.

Master Site Plan

All final site plan approvals for a multi-phase or PUD development shall be obtained no later than five years after the date of the master site plan approval, provided that no certificate of public facilities reservation was issued with the master site plan approval. If a certification of public facilities reservation was issued with the master site plan approval, all final site plan approvals and construction shall be permitted and completed consistent with the requirements of article 5. Adequate Public Facilities and Transportation Impact Analysis of the LDR MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d.(2021).

Information #2:

Notice Of Public Hearing:

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary

urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

Information #3:

Land Clearing

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.

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

Urban Design

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

Community Redevelopment Area

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

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

Unresolved Issues:

It has been determined that the Applicant is required to dedicate 45' of right of way on SE Pepperwood Drive; 45' on SE Martin Cove Place and sufficient right-of-way on SE Cove Road to meet a minimum of 9-feet from the baseline of construction.

The following is a list of the required due diligence materials that are required for these dedications:

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 provided two Title Commitments, however both Title Commitments are dated May 1, 2023. Please provide updated Title Commitments for all the dedication sites.

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 provided sketch and legal descriptions and boundary surveys of the dedication sites and they have been reviewed by the County Surveying Division and require changes. The required revisions are attached to the Staff Report.

ENVIRONMENTAL SITE ASSESSMENT

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

Note: The applicant has provided a letter from Solutech, however, the letter states that Martin County Growth Management can rely on the results, and it should be Martin County, a political subdivision of the State of Florida, can rely on the results of the report. Please have Solutech revise the cover letter to say Martin County, a political subdivision of the State of Florida.

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

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. A Preserve Area Management Plan (PAMP) will be established for wetland and wetland buffer preserve areas. In total, 6.95 acres of wetlands, 4.41 acres of wetland buffer, and 0.29 acres of upland habitat creation will be preserved which equals 11.65 acres of preserve area or about 43% of the site.

Informational Comments Only:

ENVIRONMENTAL ASSESSMENT AND PAMP

1) Please be aware in accordance with Section 4.2.G.2, LDR, a bond for 100 percent of the cost of exotic vegetation removal, replanting, maintenance and monitoring shall be required for a period of two years from the date the planting was completed. The bond shall be submitted prior to receiving a certificate of occupancy of the first building permit.

2) 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, 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 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. Within this project phase the applicant has proposed construction of a 43-lot subdivision. The applicant has submitted landscape plans that provide 2.77 acres of landscape area which equates to 38.6% of the development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Landscaped buffer yards are required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. Section 4.663.B., Land Development Regulations, Martin County, Fla. (2013).

Surrounding land use is residential so non-compatibility buffers are not required. Section 4.663.B.1.a, Land Development Regulations, Martin County, Fla. (2013). However, large areas of wetland and upland preserves provide buffers on most of the surrounding boundaries.

Wherever new residential dwelling units are proposed to be located along any minor or major arterial road, excluding Community Redevelopment Overlay Districts, a Type 5 bufferyard shall be required to screen the view of the dwelling units from the street Section 4.663.B.2., Land Development Regulations, Martin County, Fla. (2013). A Type 5 buffer is provided along SE Cove Road.

Section 4.666.E., Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. The applicant

is has proposed to protect 20% protected trees on site There are 97 protected trees on site; 19 are proposed to be protected. The applicant has proposed to establish 102 – 2” caliper and 173 – 3” caliper trees to mitigate for the necessary removal.

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.

Note: Tree #162 is shown to be protected on the tree disposition table but is not identified on the clearing plan to be protected. Add this tree to be barricaded.

K. Determination of compliance with transportation requirements – Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by the MilCor Group, dated March 2022. MilCor Group stated that the site's maximum impact was assumed to be 8 directional trips during the PM peak hour. Staff finds that SE Cove Road is the recipient of a majority of the generated trips. The generalized service capacity of SE Cove Road is 880. The project impact is 0.86% of the maximum volume of that roadway.

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) (Article 5, Division 1, Section 5.3).

L. Determination of compliance with county surveyor – Engineering Department

Findings of Compliance:

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

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

Unresolved Issues:

Item #1.

RIGHT-OF-WAY IMPROVEMENTS – SE COVE ROAD

As previously stated, the pole within the SE Cove Road right-of-way conflicts with the turn lane. The concrete pole is still referenced and shown on Sheets 4 and 9 of the Construction Plans. Provide details for pole relocation.

Item #2.

PAVING, GRADING, AND DRAINAGE PLAN – SE COVE ROAD

1. As previously stated, revise plans to specify if curb inlet top 5 or 6 is being utilized for Structures T-2 and T-3.
2. As previously stated, it appears that a drainage structure at the project entrance is being replaced or modified with the addition of two conveyance pipes. Provide details it is unclear what is being proposed.
3. As previously stated, show the roadside swale profile slopes from proposed structure T-1 to the existing ditch bottom inlet at baseline of survey station 207+25±. Sufficient proposed grading details on the plan view were not provided.
4. It is unclear why two baselines of construction are being utilized.

Item #3.

STRIPING PLAN – SE COVE ROAD

Correct the color of the 6-inch stripe between the eastbound turn lane and the eastbound through lane (this should be white).

Item #4.

HORIZONTAL CONTROL PLAN – SHEET 9 – SE COVE ROAD

1. Identify the station equation where the centerline of SE Helmsman Court intersects the centerline of construction of SE Cove Road and provide either the angle between the centerlines or the bearing of the side street centerline.

SHEET 9A – SE COVE ROAD

2. As previously stated, provide a typical roadway section, including the subgrade and base (widening starts at baseline station 208+33±); the typical section should consist of two 5-foot bicycle lanes, two 11-foot through lanes, and one 12-foot left turn lane throughout.
3. The crown of the roadway should be at the center of the left turn lane; identify the width of widening on each section

Item #5.

PEPPERWOOD ASSEMBLAGE – PROJECT REVIEW COMMENTS

1. As previously stated, along SE Martin Cove Place, revise the proposed right-of-way dedication to reflect a 60-foot minimum right-of-way width. Although this appears to be reflected with the sketch and legal documents provided, the Final Site Plan incorrectly depicts the dedication as 45-feet in width instead of 30-feet.
2. Revise side lot swale between lots 33 and 34 on plan view for consistency with typical lot grading detail. As shown, the midpoint of the side lot swale is higher than the FFE.
3. As previously stated, the configuration of all lot lines, easements and tracts is unclear and insufficient for the review and approval of an eventual plat. Provide bearings and distances along each of the proposed lot, tract, and easement within the boundary of the Final Site Plan, unless it is clear that the easement is parallel or concentric to a lot line.

Development Order Conditions:

As previously stated, please include these conditions into the PUD agreement:

1. Within sixty (60) days of final site plan approval, the Owner shall dedicate the following right—of-way to the County along the Parcel frontage:
 - a. 45-feet along SE Martin Cove Place.
 - b. 45-feet along SE Pepperwood Drive.
 - c. Sufficient right-of-way along SE Cove Road to meet a minimum of 90-feet from the centerline of SE Cove Road as shown the plat of St Lucie Inlet Farms.
2. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2024).

Electronic File Submittal

Findings of Compliance:

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2022)

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Findings of Compliance:

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

Wellfield and Groundwater Protection

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

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

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

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

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

P178-002

DEV2022050004

Attachment 1

Martin County School District CIP
School Concurrency Determination

Project: Pepperwood Assemblage PUD
Project #: P178--002 Master / Final Site Plan Application
Owner/Applicant: JAMSZ Properties, LLC
Location: N. side of Cove Rd. directly across from Anderson Middle School. 29.23 ac.

Planned Project Units: 43 Single Family

Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	.0997	4
Middle School:	.0510	2
High School:	.0709	3
SGR =	.2216	9

Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
<i>SCHOOLS</i>	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	OCT. 15TH DATE CERTAIN 2021	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE LOS CAPACITY (C - G)
Elementary (Stuart CSA)								
JD Parker Elem	703	0	703	566	50	0	616	87
Pinewood Elem - (Z)	750	0	750	747	8	4	759	-9
Port Salerno Elem	750	0	750	749	32	0	781	-31
Totals	2203	0	2203	2062	90	4	2156	47
Middle (South CSA)								
Anderson Middle - (Z)	1423	0	1423	1044	65	2	1111	312
Murray Middle	1094	0	1094	545	17	0	562	532
Total	2517	0	2517	1589	82	2	1673	844
High (Stuart CSA)								
Martin County High	2107	0	2107	2327	5	3	2335	-228
Adjacent North CSA	1914	0	1914	1428	170	3	1601	313

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

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

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

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

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

Date Issued: 6/16/2022

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 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, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider - Martin County

Findings - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Sewer provider - Martin County

Findings - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings - in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings - pending

Source - Engineering Services Department

Reference - see Section M of this staff report

Community Park facilities (Section 5.32.D.3.e, LDR)

Findings - in place

Source - Growth Management Department

Road facilities (Section 5.32.D.3.f, LDR)

Findings - pending

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - positive evaluation

Source - Engineering Services Department

Reference - see section L of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - positive evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

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

U. Post-approval requirements

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

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

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item	Description	Requirement
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.	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.
6.	Approved Master and Final Site Plan	One (1) copy 24" x 36" of the approved master and final site plan.
7.	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.
8.	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.
9.	Construction Schedule	Original of the construction schedule.
10.	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.
11.	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.
12.	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.
13.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.

Item	Description	Requirement
14.	Right-of Way Dedications	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.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

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

W. Fees

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$12,000	\$12,000	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **:			
Impact fees***:	N/A		

* 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 are required at building permit.

X. General application information

Applicant: JAMSZ Properties Inc.
 Donald Barnes
 3494 SE Fairway E
 Stuart, Florida 34997
 561-756-5948

Owner: JAMSZ Properties Inc.
 Donald Barnes
 3494 SE Fairway E
 Stuart, Florida 34997
 561-756-5948

Agent: HJA Design Studio, LLC
 Michael Houston
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 Palm City, Florida 34990
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Engineer of Record: Haley Ward
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13041 McGregor Boulevard
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239-481-1331
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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/Wastewater Service Agreement

Z. Attachments

- Attachment 1: 2024_0322_P178-002 BOUNDARY REDLINES COVE
- Attachment 2: 2024_0322_P178-002 BOUNDARY REDLINES MARTIN COVE
- Attachment 3: 2024_0322_P178-002 BS CHECKLIST
- Attachment 4: 2024_0322_P178-002 SL REDLINES COVE
- Attachment 5: 2024_0322_P178-002 SL REDLINES MARTIN COVE
- Attachment 6: 2024_0322_P178-002 SL REDLINES TRACTS