



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

ISLAND CROSSINGS (F/K/A ROSCOMMON SQUARE) PUD SIXTH PUD AMENDMENT WITH REVISED MASTER SITE PLAN AND OUTPARCEL A FINAL SITE PLAN (A/K/A BRIDGE ROAD SELF STORAGE)

Applicant/Property Owner:	Buhl Land South LLC
Agent for the Applicant:	McCarty & Associates Land Planning & Design LLC
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	R059-011
Record Number:	DEV2024020012
Report Number:	2024_0628_R059-011_Staff_Report_Final
Application Received:	04/19/2024
Transmitted:	04/22/2024
Date of Report:	06/28/2024

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B. Project description and analysis

This is a request by McCarty & Associates Land Planning & Design on behalf of Buhl Land South LLC for approval of the 6th Amendment to the Island Crossings (F/K/A Roscommon Square) PUD Agreement including a revised master site plan and revised final site plan for Outparcel A. The proposed development of Outparcel A consists of a two-story, 99,420 square-foot residential storage facility and associated infrastructure. Outparcel A of the Island Crossings PUD consists of approximately 6.83 acres of undeveloped land located at 11850 SE Federal Highway, approximately 500 feet west of the intersection of SE Federal Highway and SE Bridge Road, in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

The project is located inside the Primary Urban Services District. Water and wastewater services will be provided by South Martin Regional Utility.

C. Staff recommendation

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comp Planning Review	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	Non-Comply
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Services Review	Matthew Hammond	772-288-5512	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Non-Comply
O	Wellfield Review	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater Review	Kim McLaughlin	772-546-6259	Non-Comply
P	Emergency Mgmt Review	Amy Heimberger	772-285-7220	N/A
		Lopez		
P	Fire Prevention Review	Doug Killane	772-419-5396	Non-Comply
Q	ADA Review	Matthew Hammond	772-288-5512	Non-Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Pending

D. Review Board action

This application meets the threshold requirements for processing as a PUD Zoning Agreement and PUD Master and Final Site Plan. As such, a review of this application is required by the Local Planning Agency (LPA), and final action will be taken 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: 34-38-42-630-000-00010-0

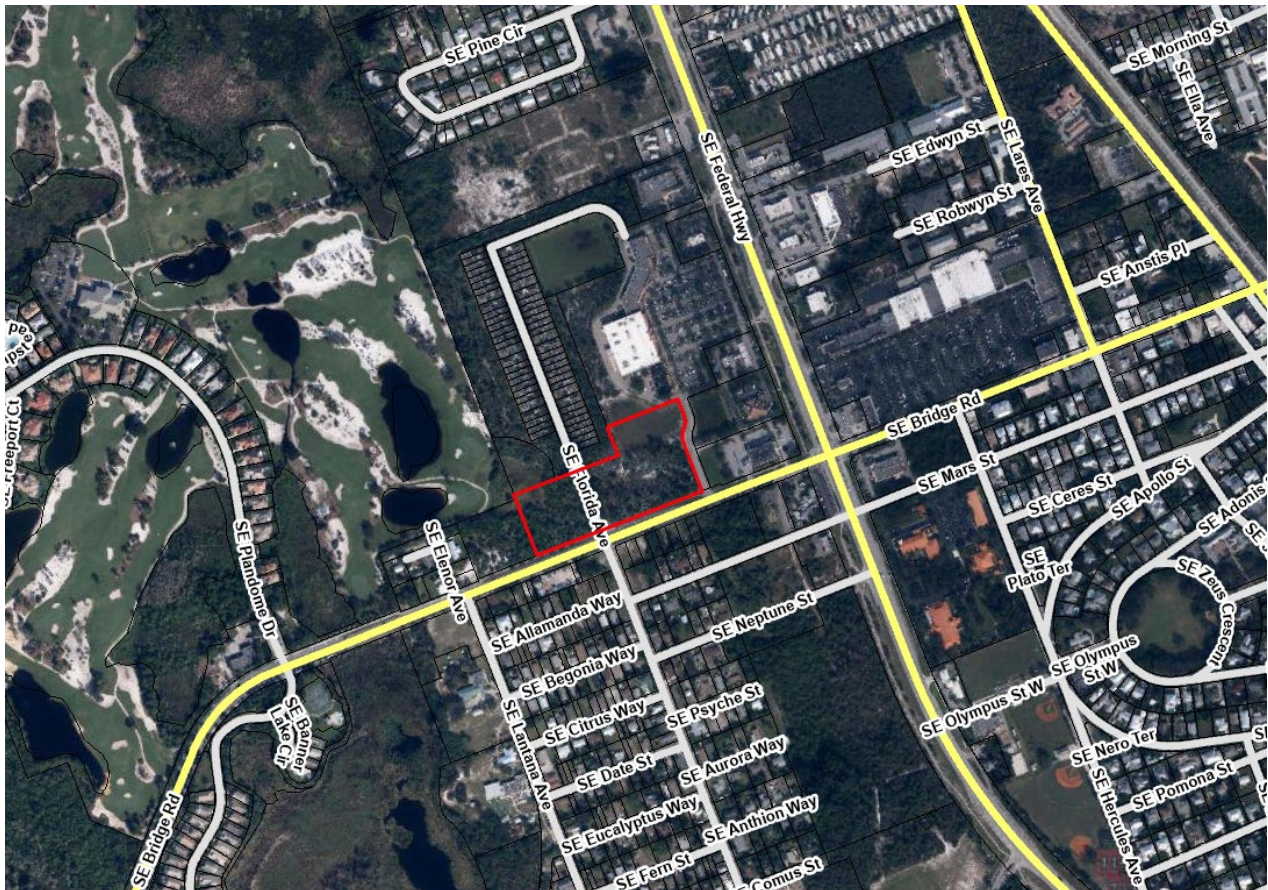
Address: 11850 SE Federal Highway, Hobe Sound, FL

Existing Zoning: PUD-C (Island Crossings F/K/A Roscommon Square)

Future Land use: General Commercial

Gross area of site: 6.83 acres

**Figure I:
Location Map**



**Figure II:
Zoning Map**



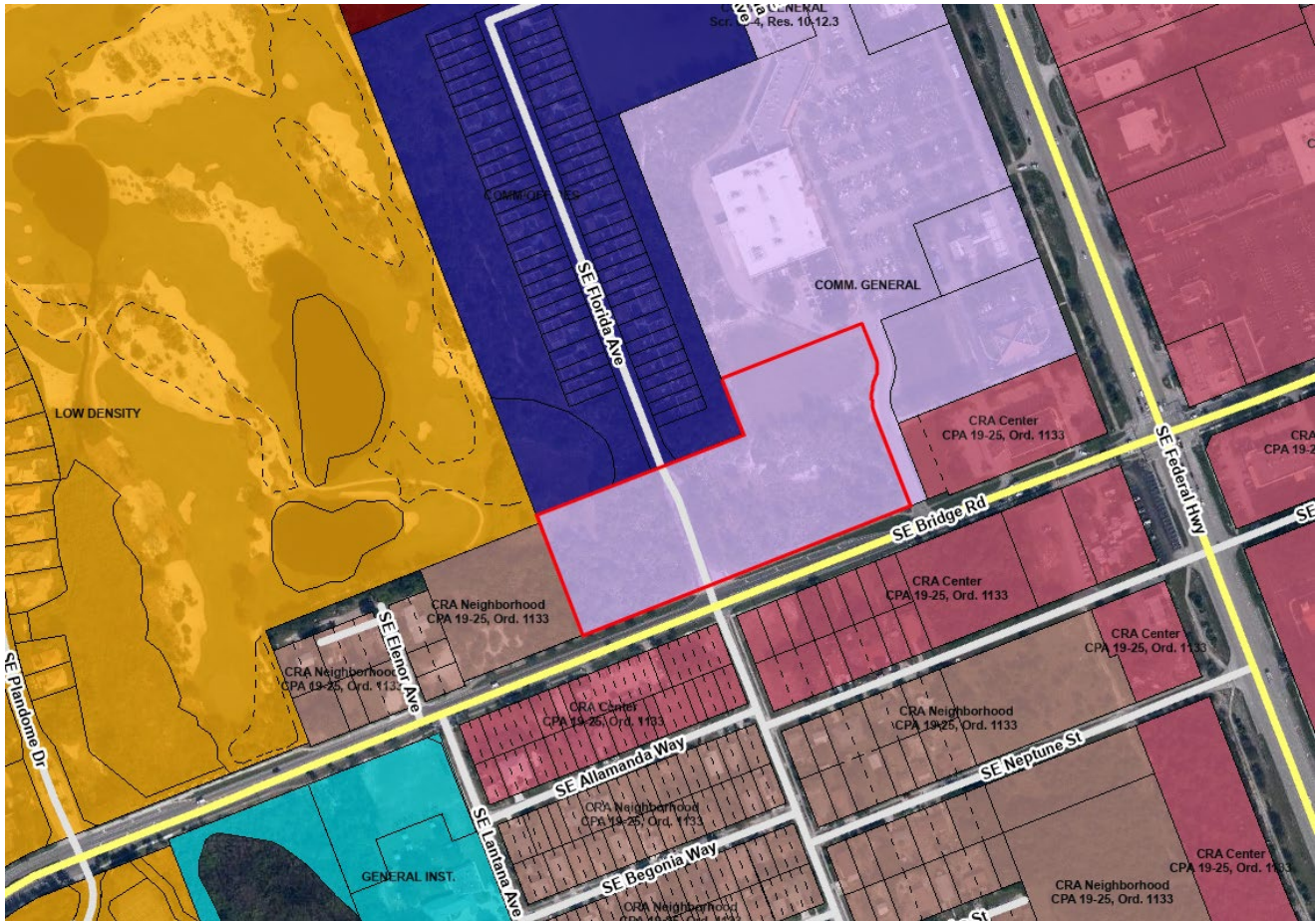
Property to the Northeast: PUD-C (Island Crossings F/K/A Roscommon Square), Hobe Sound Redevelopment Zoning District

Property to the Northwest: PUD-C (Island Crossings F/K/A Roscommon Square), PUD-R (Bridgetown PUD)

Property to the Southeast: Hobe Sound Redevelopment Zoning District

Property to the Southwest: Hobe Sound Redevelopment Zoning District, RM-5

**Figure III:
Future Land Use Map**



Property to the Northeast: General Commercial, CRA Center

Property to the Northwest: Commercial Office/Residential, General Commercial

Property to the Southeast: CRA Center

Property to the Southwest: CRA Neighborhood, Low Density

***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.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.

Note: PUD public benefits are required with this proposed change to the original master plan program which includes an increase in commercial square footage. The presented public benefits are not sufficiently addressing the request.

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

Unresolved Issues:

Item #1:

General

1. Please provide a revised master site plan showing the extent of the Island Crossings PUD-C, please refer to the most recent revised master site plan that was approved as part of the 3rd PUD Amendment. A higher resolution copy of the most recent revised master is included in Section Z of this report. The revised master site plan should reflect the separation of the western residential portion from the commercial portion and also needs to reflect any changes contained within the text of the proposed amendment (i.e., increase in total building square footage, addition of permitted use, etc.).
2. Please make the following changes to the proposed PUD amendment:
 - a. Refer to the subject site as “Outparcel A,” which is consistent with the previous amendments.
 - b. Exhibit D should only reference the revised master site plan. The final site plan for Outparcel A will be approved via separate resolution.
3. Please submit evidence (i.e, signed/notarized letter) of owner/property owners association approval, as discussed in paragraph 2, Exhibit F – Special Conditions, as shown in the 3rd PUD

Amendment.

4. Please note, the standard Martin County unity of title form has been updated. Please utilize the new form (<https://www.martin.fl.us/martin-county-services/development-review-forms-and-alternative-compliance-applications>). Provide a draft, unexecuted version. The unity of title does not need to be executed until the post-approval process.
5. Please consider changing the design of the building/parking lot to reduce impacts to existing vegetation at the site.

Item #2:

Site Plan Data

1. Please correct the typos on the site plan legal description.
2. Please correct the parcel control number.
3. Please update existing zoning to “PUD-C.”
4. Update proposed use to “residential storage facility.”
5. The PUD access easement square footage/acreage does not correspond to the area shown in the legal description of the recorded easement (ORB 1590, PG 912). Also update the net developable area if necessary.
6. The parking rate for a residential storage facility is 1 space/1,500 square feet gross floor area. Please see Section 4.625, Martin County LDR, for parking rate adjustment requirements.
7. Please include maximum building coverage (60%).
8. Instead of breaking out separately, please put the existing preserve areas, access easement, dry retention area into the appropriate impervious/pervious categories. The preserve area should be broken down into wetland and upland area, with the wetland area in the impervious category.
9. Include proposed building height in accordance with the building height definition of Martin County LDR, Section 3.14. Please depict the height on the architectural plans in accordance with this definition.

Item #3:

Site Plan Graphics

1. The title block should include “Island Crossings PUD, Outparcel A, Final Site Plan.”
2. Please label and dimension the provided building east side, rear, and preserve setbacks.
3. Please include “Signs shall be reviewed via separate building permit” in General Note #1.
4. General note #8 should reference SMRU, not Martin County Utilities.
5. Please include the recording information for the access easement over SE Florida Avenue.
6. Please include the recording information for the dry retention area.
7. Please provide a light pole/fixture detail, including overall height. Include a note that light fixtures shall be shielded adjacent properties and natural areas including preserves. Additional sheets may be added to the site plan if necessary.

8. Please provide a bike rack detail and bench detail. Bicycle racks shall be the inverted “U” type or similar design and shall be designed to store a minimum of six bicycles each. Bench shall provide a minimum of six linear feet of seating area.
9. The pedestrian plaza is currently encroaching within the right-of-way. It should be relocated so that it is within the parcel boundaries.
10. Please remove extraneous text/graphics, including force main/water main linework, drainage pipe depiction in parking lot, PCNs for adjacent properties.
11. Update landuse for west-adjacent property to “CRA Neighborhood.”
12. Update landuse for east-adjacent property to “CRA Center.”
13. Text for adjoining property to south is cut off.
14. Include revision date on subsequent submittals.

Item #4:

Plan Consistency

1. Please name the architectural plans to be consistent with the other plans (i.e., Island Crossings PUD Outparcel A, Bridge Road Self Storage).
2. Please include title bar/consultant/sheet number on all architectural pages. Include a directional label in addition to “street elevation.”

Information #1:

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

Information #2:

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

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

Community Redevelopment

N/A – This site is not located within a Community Redevelopment Area; therefore, staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Commercial Design

Item #1

General

Please note, the commercial design standards of Martin County LDR, Article 4, Division 20 were updated with the adoption of Ordinance No. 1205 in September 2023. These changes are reflected on the Municode website. If sections of the LDR are included on the architectural plans, the current code section/language should be used.

Item #2

Primary Facades

Please label the primary façades on the architectural plans. [MARTIN COUNTY, FLA., LDR §4.872.B.1 (2023)]. All of the façades are primary.

Item #3

Minimum Design Elements

Please note, the design elements have been modified in the updated Ordinance. Please provide a table or notes on the architectural plans demonstrating that each of the primary façades has the required minimum design elements. [MARTIN COUNTY, FLA., LDR §4.872.B.3 (2023)].

Item #4

Limitations on Blank Wall Areas

Please provide relevant dimensions and/or notes on the architectural plans to demonstrate that the primary façades comply with the requirements of MARTIN COUNTY, FLA., LDR §4.872.B.4 (2023)

Item #5

Transparency/Fenestration

At least 40 percent of the ground-level floor of primary facades of commercial buildings and street facing facades of multifamily buildings shall be occupied by windows or doorways with non-mirrored glass. [MARTIN COUNTY, FLA., LDR §4.872.B.5(a) (2023)]. Please provide calculations for the façades. Please clarify the window design details. Are faux windows proposed?

Item #6

Materials and Color

Please provide a finishing schedule to demonstrate compliance with MARTIN COUNTY, FLA., LDR §4.872.I (2023)].

Item #7

Bicycle and Pedestrian Access

Structural or vegetative shading shall be provided along pedestrian ways at intervals of no greater than 50 feet. Trees shall be a minimum of 16 feet in height. Along public sidewalks, including along the perimeter of the site, shade trees shall be installed at the back of sidewalk. Appropriate root barrier systems shall be

installed when applicable. [MARTIN COUNTY, FLA., LDR §4.873.A.2 (2023)]. Proposed trees along the sidewalks are not meeting the 16' height requirement. Additional trees or structural shading are needed along the north side of the building adjacent to the loading zones.

Item #8

Lighting

Pedestrian sidewalks internal to the site and customer/residential entrances shall be lit with a minimum of 0.6 footcandle as measured one foot above the sidewalk. The sidewalks along the east and west sides of the building do not meet this requirement. [MARTIN COUNTY, FLA., LDR §4.873.C (2023)].

Item #9

Screening of Mechanical Equipment

- a. Please note the location of the A/C units. Ground mounted mechanical equipment, including air conditioning units, dumpster enclosures, generators, shall be located in the rear or side of a development site and not between the building and a street. [MARTIN COUNTY, FLA., LDR §4.873.D.2 (2023)].
- b. Please provide a roof plan/roof architectural view to clarify the type of roof proposed. Please ensure roof-mounted mechanical equipment, if present, is provided full screening a minimum of four feet in height, or to the highest point of the mechanical equipment, whichever is lower.

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

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

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

Environmental

Unresolved Issues:

Item#1: Wildlife and Listed Species Survey

The county requires that no listed species be impacted before development can be authorized on a property. As such, please provide a listed species survey that meets the requirements outlined in Sections 4.32.D and 4.32.E, of the Land Development Regulations. Please make sure the list includes all plant and animal species that have the potential to be found onsite including state and federal lists from FWC (Florida Fish and Wildlife Conservation Commission), USFWS (United States Fish and Wildlife Service), and the plant atlas list from the FDACS (Florida Department of Agriculture and Consumer Services).

Item#2: PAMP Compliance Report

The property contains existing preserve areas under a county approved PAMP. Please provide a report on the condition of the preserve areas outlining if they are in compliance with the requirements of the PAMP or if action is necessary to bring the preserve areas into compliance.

The listed species survey and compliance report shall be provided by a qualified environmental professional.

Landscaping

Unresolved Issues:

Item #1: Article 4, Division 15. Landscaping, Buffering and Tree Protection- Standard Application Requirements

Sec. 4.661.A. *Purpose and intent. The purpose and intent of this division is to promote the health, safety and welfare of existing and future residents by establishing minimum standards for the installation and continued maintenance of landscaping and buffering without inhibiting creative landscape design. This division requires specific water conservation measures including the preservation of native vegetation for landscaping purposes where applicable to minimize water use, conserve energy, limit nutrient loading to surface waters, and provide mature vegetation for aesthetics, shade and wildlife habitat. The specific objectives of these regulations are to: preserve and protect existing vegetation; promote water conservation and encourage greater use of native cold-tolerant and drought-tolerant landscape material; reduce heat and glare; provide temperature control; to improve the appearance of developed areas...*

Sec. 4.663.A.2. *General requirements. The following minimum landscaping and tree planting requirements shall apply.*

Credit towards landscape area requirements may be allowed for all or part of native habitat in addition to upland preserve area requirements, provided the applicant demonstrates to the satisfaction of the Director of Growth Management that the native area claimed for credit includes one or more of the following:

- a. Tree clusters including native vegetative communities, protected from development impact.*
- b. Vegetative areas with native understory flora, protected from development impact.*
- c. Protected trees.*

Remedy/Suggestion/Clarification:

While the proposed landscape plantings do consist of native vegetation there has been no effort to protect the existing native vegetation which consists of rare and unique vegetative species. Staff also has concerns that plant selection is suitable and adaptable to the sandy scrub soils without extensive irrigation. For example, it is questionable that red maple and dahoon holly will thrive with the dry site conditions. Even

though they are proposed adjacent to the large retention area, they are well above the storm pipe invert and anticipated wick zones.

Please adjust your plans accordingly.

NOTE: Retention of established on-site native habitat for landscaping may be considered as a requested PUD public benefit, as required for this project.

Corrective Action required:

- a. Please try to preserve the existing scrub vegetation along the edge of the retention area as noted above and adjust your plans accordingly.
- b. In addition to reconsidering use of trees and shrubs more suitable to more hydric site conditions, please also consider incorporation and/or relocation of existing scrub vegetation into the landscape areas.

Item #2:

General Landscape Design Standards

Please demonstrate compliance with the following general landscape requirements on the provided plans:

- a. The following statement is to be provided: "The use of cypress mulch is prohibited in all landscaped areas."

Item #3:

Interior VUA Requirements: Non-Residential Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR]. *The interior area includes the entire parcel to be developed exclusive of the required front, rear, and side perimeter landscape areas. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area (at least 800 square feet) within the vehicle use area is preserved in a native state.*

1. *In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.*
2. *Interior landscape areas shall be no less than 12 feet in width, exclusive of curbing. Whenever linear medians at least 50 feet long having shade trees spaced no greater than 15 feet on center are used, the minimum width may be reduced to eight feet exclusive of curbing.*
3. *Terminal islands of not less than ten feet in width exclusive of curbing and 18 feet in length shall be provided at each end of a parking row. At least one tree shall be planted in every island.*
4. *Interior medians of at least six feet in width exclusive of curbing shall be provided between an interior row of parking spaces and an abutting interior driveway or between abutting rows of parking spaces. At least one tree shall be required for every 30 linear feet of interior median,*

planted singly or in clusters with tree locations not more than 60 feet apart.

5. *Interior islands shall measure not less than five feet in width exclusive of curbing and 20 feet in length and may be reduced five feet less than the required parking space length. Such islands shall be placed within rows of parking spaces so that there is at least one interior island for every ten parking spaces or portion thereof. At least one tree shall be required per island with the remainder of the island landscaped with grass, ground cover, mulch, shrubs, or other treatment excluding pavement or sand.*
6. *All trees required within vehicular use areas shall be shade trees. [Section 4.664.B.2.a., LDR]*
7. *For vehicular use areas not utilized for off-street parking, but serving the vehicular access or storage needs of the public (stacking lanes for drive-in banks and restaurants), ten percent of the total paved area of such vehicular use area shall be added to interior landscaping.*
8. *Divider medians, and Interior or Terminal islands shall not be used as stormwater management or conveyance facilities.*

Corrective Action required:

- a. Site data indicates that 3000 sf of interior VUA landscape area has been provided. Please indicate where this is located by depiction or description on revised plans. This required area is in addition to parking islands and perimeter landscaping.
- b. Please address the following: As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area within the vehicle use area is preserved in a native state. To qualify for such a waiver, preserved native areas must be at least 800 square feet in size. The area must not be altered by grade changes or irrigation impacts which may stress the vegetation in its existing habitat.
- c. Please address the following: No divider median between rows of parking has been provided. A stormwater infiltration trench is shown where this median should be. The elimination of divider medians for up to three bays of parking can be allowed with the transfer of an equal square footage of landscaped area into terminal islands located along a public roadway. Due to sensitivity of the habitat and desire to protect maximum that can be, staff will work with applicant for specific location of any relocated median.

Item #4:

Landscape Irrigation

The plan shall identify the irrigation source for the plant material, also please affirm if an irrigation system is to be provided for the proposed landscaping on the plans.

Irrigation systems are not required; however all required plantings must remain viable, healthy, neat and orderly in appearance. If an irrigation system is to be installed, irrigation plans shall be submitted with the certificate of completion prepared by a landscape architect prior to Certification of Occupancy is granted. The landscape architect, licensed plumbing contractor or licensed irrigation sprinkling contractor shall certify that irrigation plans shall meet or exceed the minimum compliance regulations set forth within the

Standards and Specifications for Turf and Landscape Irrigation Systems published by the Florida Irrigation Society as amended.

If an irrigation system is not proposed, the plans shall describe how to provide adequate irrigation of landscaped areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. (Sec 4.663.D, LDR)

Corrective Action required:

a. Please address the requirements as noted above and adjust your plans accordingly. To protect scrub conditions and minimize need for irrigation, plant species should be selected to minimize the need.

Item #5:

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. The following information shall be provided for trees in the developed area:

- 1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.*
- 2. The development activity shall 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.*
- 3. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.*
- 4. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.*

Remedy/Suggestion/Clarification:

- a. No tree survey was provided. Please provide a survey and identify required trees to be protected. Provide a tree disposition table.
- b. Revise your plans to comply with the criteria cited above.

- c. Add any existing trees to be protected in the landscape table for required trees.
- d. Add the following note to plans: “If protected trees are removed without a permit or otherwise in violation of these approved plans, the number of required replacement tree credits in the schedule shall be doubled.”
- e. Add the following note to plans: “If any tree for which credit was given under this division is not alive and growing three years after all associated development activity on the property is completed, it shall be removed and replaced with trees of at least the size which originally would have been required to be planted if such credit had not been allowed.”

Item #6:

Construction Standards - Tree Protection

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

- 1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
- 2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
- 3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and , no use of concrete, paint, chemicals or other foreign substances.
- 4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

Remedy/Suggestion/Clarification:

Provide as applicable.

Item #7:

Landscape Protection and Maintenance

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

Protection of required landscaping.

- 1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

Maintenance of required landscaping.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

Remedy/Suggestion/Clarification:

Add these required notes.

Item #8:

Landscaping Proposed In Easements

Please provide for compliance with the following for landscaping proposed in easements (ref. Section 4.665.B.6., LDRs):

"Landscaping shall be permitted in easements only with the written permission of the easement holder. Written permission shall specify the party responsible for replacing disturbed landscape areas and shall be submitted to the County in a form acceptable to the County Attorney. Written permission to plant within easements shall be filed with the land records applicable to the site."

Please provide documentation of justification and cause for consideration of approval of landscaping in required bufferyards that is encumbered by easement and/or utilities. Section 4.663.B.5., LDRs provides that utilities, easements, septic drainfields or other physical improvements shall not be placed in landscape bufferyards, unless approved by the Growth Management Director based on good cause shown.

Provide copies of recorded easements where landscaping is proposed, identifying the easement holder that is to provide the written permissions, as required above.

Provide a note on the Landscape Plan to state that the property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance.

Remedy/Suggestion/Clarification:

- a. Please address the criteria and required notes cited above, as appropriate based upon any existing or proposed easements, utilities or physical improvements that may encumber any required landscape areas on the property.
- b. If there are no existing or proposed easements, utilities, or physical improvements in required landscape areas, please provide this as a statement on the landscape plans.

Item #9:

Preserve Area Interface Requirements

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

1. *Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.*
2. *Perimeter landscaping. Plantings within perimeter vehicular use landscape areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers pursuant to quantity, size and dimension requirements of section 4.663.A.4., LDR, MCC.*

Remedy/Suggestion/Clarification:

- a. With the adjacent large retention area, is this retention area necessary? If it is, it should be located adjacent to the preserve and is required to be planted in native vegetation in accordance with the code citation above.
- b. Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

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)]

L. Determination of compliance with county surveyor - Engineering Department

Unresolved Issues:

The survey does not meet the requirements for the following reasons:

- Date of last field work not within 180 days.
- Does not reference a current title commitment.
- Does not list all easements and encumbrances of record and show all those easements and encumbrances that affect the property and are plottable.
- Topography does not extend a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). See comments from Sufficiency.

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

Engineering

Unresolved Issues:

Division 8: Excavating, Filling, and Mining

1. Multiple grading sections in the Construction Plans identify slopes that do not match the provided grades. Revise the grading and/or slope callouts for consistency or label slope callouts as "Maximum".

Division 9: Stormwater Management

2. Provide topographic survey for the offsite area northeast of the parcel or to a discernable basin boundary.

3. Provide a drainage basin map identifying the basin boundaries for the offsite flows identified in the Stormwater Management Report.
4. Provide information justifying the wet season water table elevation being used in the Stormwater Management Report. (LDR 4.384.3.c.(1))
5. Revise the signed and sealed Stormwater Management Report to include the required design certification language per LDR Section 4.384.A.2.
6. In accordance with the SFWMD permit for the Master Stormwater Management System, provide calculations demonstrating that 3 inches of water quality storage is provided for the impervious area exceeding 70% of Parcel A. This is a separate requirement from the 0.5 inch of pretreatment storage required for the entire site impervious area from the SFWMD.
7. The Final Site Plan identifies the addition of a new dry detention area that is not addressed in the Stormwater Management Report. Revise the Stormwater Management Report accordingly.
8. Elevation data in the existing SFWMD permit for the Master Stormwater System is provided in NGVD29. Provide the conversion to NAVD88 for the project.

Division 14: Parking and Loading

9. A parking rate adjustment is required for the deviation in parking from the acceptable thresholds set forth in LDR Section 4.623.A.
10. All parking areas in excess of the acceptable thresholds listed in LDR Section 4.623.A shall be pervious parking. (LDR Section 4.627.D)

Division 19: Roadway Design

11. Provide sight triangles / sight distances at all intersections on the Landscape Plans. [LDR Section 4.843.F] [FDOT Design Manual Section 212.11, (2021)]
12. Clearly identify existing vs. proposed sidewalk on the Final Site Plan and Construction Drawings.
13. Revise the crosswalk at SE Island Crossing Lane to a stop-controlled crosswalk meeting the requirements of Standard Detail R-120A.
14. In accordance with Article 2 of the Fourth Amendment to the PUD agreement, one right-turn lane from SE Bridge Road into the shopping center and one right-turn lane from the shopping center onto SE Bridge Road shall be design, permitted, and constructed prior to the issuance of a certificate of occupancy for any improvements on “Outparcel A”. Revise plans accordingly.
15. Informational: A Right of Way Use Permit Application is required for this proposed development. Please contact pwdpermits@martin.fl.us with any questions regarding the right-of-way use permit application process. The application can be found at: <https://www.martin.fl.us/martin-county-services/right-way-use-permit-application>.
16. The public art at the northeast corner of Bridge Road and SE Island Crossing Lane shall be located outside the SE Bridge Road public right-of-way.

Signed and Sealed Construction Plans

17. The Master PGD Plan does not provide sufficient grading information for site grading review. Provide additional elevation and grading details demonstrating compliance with the LDR.
18. The Master PGD Plan identifies yard drains that do not have any connecting piping. Provide

- additional detail on the proposed yard drains their connection to the site stormwater system.
19. Provide a horizontal control plan of the proposed site improvements.
 20. Provide a typical section through the proposed dry detention area.
 21. Revise swale to include a one-foot flat bottom. (Stormwater Management and Flood Protection Standards For Design And Review 1.2.B.1)
 22. Demonstrate how the roof drainage is being captured and directed into the Master Stormwater Management System.
 23. Provide a baffle at each end of the proposed exfiltration trench.
 24. The connection to the existing pavement on SE Island Crossing Lane is not clear. Provide additional details of this connection, clearly identifying existing and proposed asphalt and ties to existing grading.

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

25. The site data provided in the Final Site Plan and the Stormwater Management Report are not consistent. Revise as needed for consistency.
26. The weir size for CS-1 provided in the Construction Drawings and the Stormwater Management Report are not consistent. Revise as needed for consistency.
27. The dimensions of the proposed exfiltration trench are not consistent between the Construction Drawings and the Stormwater Management Report. Revise as needed for consistency.
28. Clearly show and label the minimum perimeter berm on the plan view and sections. The eventual as-builts will rely on the perimeter berm being clearly demonstrated.
29. The Finished Floor elevation shall be labeled on the Final Site Plan and consistent with the Construction Drawings and Stormwater Management Report. The Finished Floor Elevation shall be labeled as a “minimum”.

Development Order Condition

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

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

Electronic Files

Unresolved Issues:

Item #1

No AutoCAD dwg file of the boundary survey was received with your submittal.

Item #2

The AutoCAD dwg file of the site plan was not set correctly in state plan coordinates. When brought into our GIS mapping software, it fell 260 miles southwest of the actual location.

Addressing

Findings of Compliance:

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

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Please coordinate with SMRU to obtain approval of the construction plans.

Wellfield Protection

Findings of Compliance:

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

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

Fire Rescue

Unresolved Issues:

1. 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.

A statement from the Engineer of Record is to be submitted.

2. 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.

Additional hydrant may be required.

Location of proposed hydrant and FDC need to be evaluated.

Automatic Fire Sprinklers and hose valves will be required.

3. 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>

Emergency Management

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

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

ADA

Unresolved Issues:

1. Provide sufficient grading detail to demonstrate sidewalk slopes, ramps, crosswalks meet ADA requirements.

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

Martin County Health Department

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

Martin County School Board

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

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

Review Ongoing

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

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – SMRU

Findings – Pending Evaluation

Source - SMRU

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – SMRU

Findings – Pending Evaluation

Source - SMRU

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Services Department

Reference - see Section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

U. Post-approval requirements

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

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

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.

Item	Description	Requirement
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 Revised Master Site Plan	One (1) copy 24" x 36" of the approved revised master site plan.
8.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
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.
10.	Approved Elevations	One (1) copy 24" x 36" of the approved elevations.
11.	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.

Item	Description	Requirement
12.	Engineer’s Design Certification	One (1) original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
13.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

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

W. Fees

Public advertising fees for the development order will be determined and billed 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	\$0.00	\$4,000.00
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

* Advertising fees will be determined once the ads have been placed and billed to the County.
 ** Recording fees will be identified after the post approval package has been submitted.
 ***Impact fees are required at building permit.

X. General application information

Applicant/Owner: Buhl Land South LLC
 P.O. Box 35
 Harbor Springs, MI 49740

Agent: McCarty & Associates Land Planning & Design LLC
 309 SE Osceola Street, Suite 104
 Stuart, FL 34994

Michael T. McCarty
772-341-9322
mike@mccartylandplanning.com

Engineer of Record: KMA Engineering & Surveying, LLC
3001 Industrial Avenue 2
Fort Pierce, FL 34946
Blaine Bergstresser, P.E.
772-569-5505, ext. 103
blaineb@kmafl.com

Y. Acronyms

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

Z. Attachments

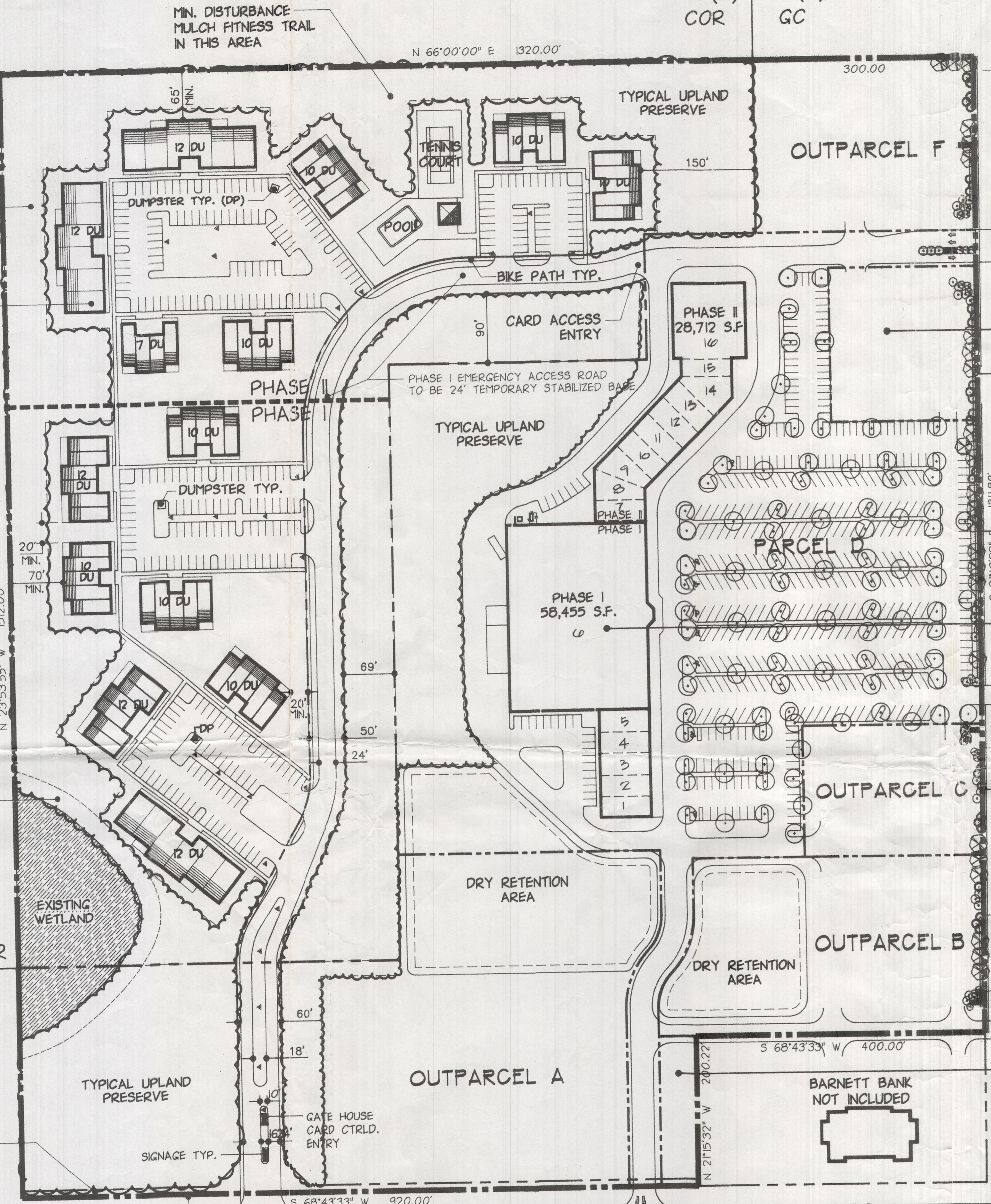
Attachment I – Previously Approved Master Site Plan (3rd PUD Amendment)

VACATION PARK MOBILE HOME MANOR

MOBILE HOME DENSITY

PUD(R) COR
PUD(C) GC

HOBE SOUND GOLF CLUB
LOW DENSITY RESIDENTIAL



SITE DATA

TOTAL SITE AREA 43.98 AC. (25.61 AC. PUD(C) + 18.37 AC. PUD(R))
EXISTING LAND USE GENERAL COMMERCIAL 25.61 AC. & COR 18.37 AC.
EXISTING ZONING PUD (C) & PUD (R)
WETLAND PRESERVE GC 0.19 AC. COR 0.68 AC. TOTAL 0.87 AC.
UPLAND PRESERVE REQUIRED 10.73 AC. PROPOSED 10.73 AC.
(43.98 AC. - 0.87 AC. WTLND. - 0.21 AC. S.R. 708 R.O.W.(10') = 42.9 AC.
42.9 AC. X 25% = 10.73 AC.)

P.U.D. (C) DATA

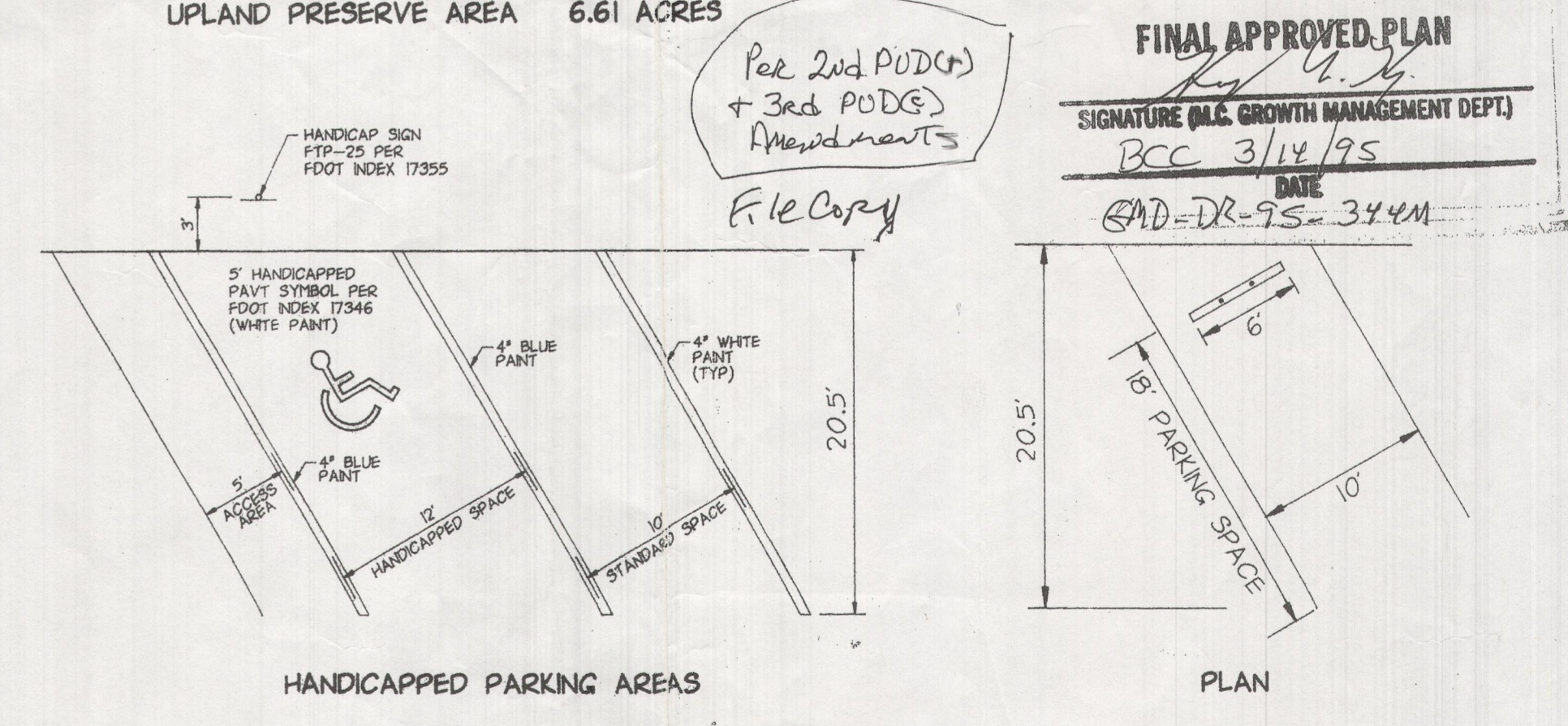
TOTAL AREA 25.61 AC.
PARCEL D
TOTAL BLDGS. NOT TO EXCEED 87,167 S.F. BUILDING AREA
69,734 S.F. GLA
449 TOTAL PARKING SPACES
(440 PARKING SPACES + 9 HANDICAPPED SP.)

TOTAL OUTPARCELS A, B, C, E, F & G NOT TO EXCEED 91,833 S.F. BLDG. AREA
73,466 S.F. GLA
ONE & TWO STORY BUILDINGS
PARKING REQUIREMENTS FOR ALL OUTPARCELS TO BE CONSISTANT WITH APPLICABLE
CODE REQUIREMENTS AND SHALL BE RE-EVALUATED AT TIME EACH OUTPARCEL IS DEVELOPED.

AREA OF PARCELS:
A - 7.02 AC. E - 0.94 AC.
B - 2.31 AC. F - 1.61 AC.
C - 1.03 AC. G - 0.23 AC.
D - 12.47 AC.
TOTAL BUILDING AREA NOT TO EXCEED 179,000 S.F.
(143,200 S.F. GLA)
IMPERVIOUS SURFACES BUILDINGS & PAVING 17.48 AC. 70% (80% MAX. ALLOWABLE)
PERVIOUS SURFACES OPEN SPACE 7.5 AC. 30% (20% MIN. ALLOWABLE)
UPLAND PRESERVE AREA 4.12 ACRES

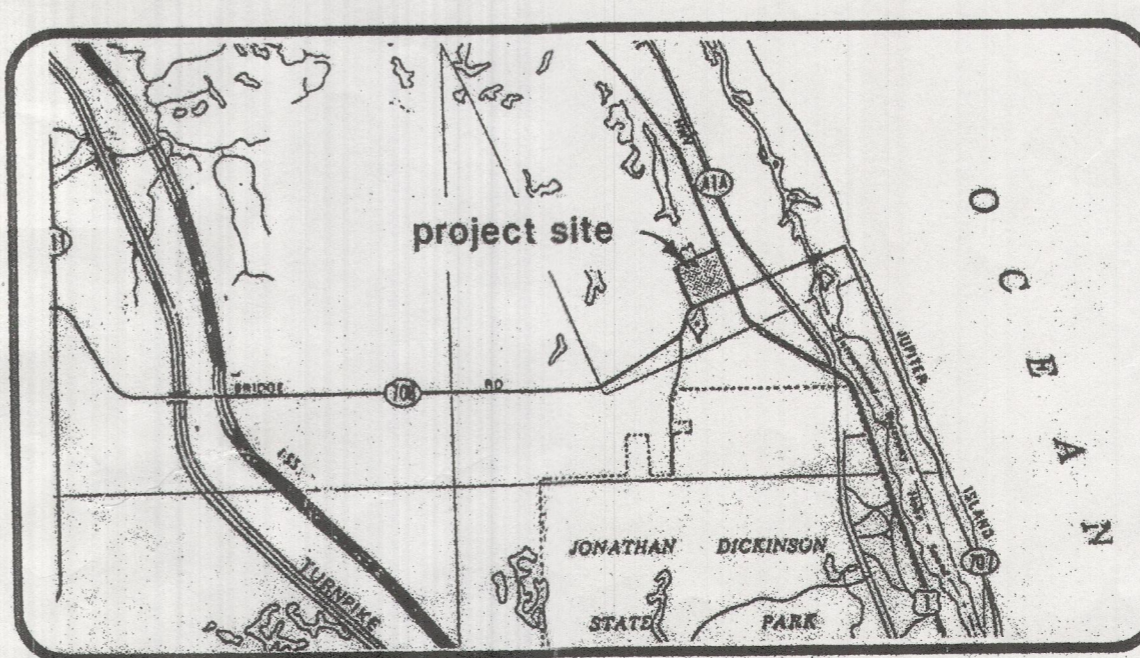
P.U.D. (R) DATA

TOTAL AREA 18.37 AC.
TOTAL DWELLING UNITS 147 PHASE I 76 D.U. PHASE II 71 D.U.
DENSITY 8.0 D.U./AC.
TOTAL PARKING SPACES (2 SPACES/UNIT) 294
BUILDING HEIGHT 30' MAX 14 - TWO STORY BUILDINGS
IMPERVIOUS SURFACES BUILDINGS & PAVING 10.45 AC. 55% (60% MAX. ALLOWABLE)
PERVIOUS SURFACES OPEN SPACE 8.55 AC. 45% (40% MIN. ALLOWABLE)
UPLAND PRESERVE AREA 6.61 ACRES

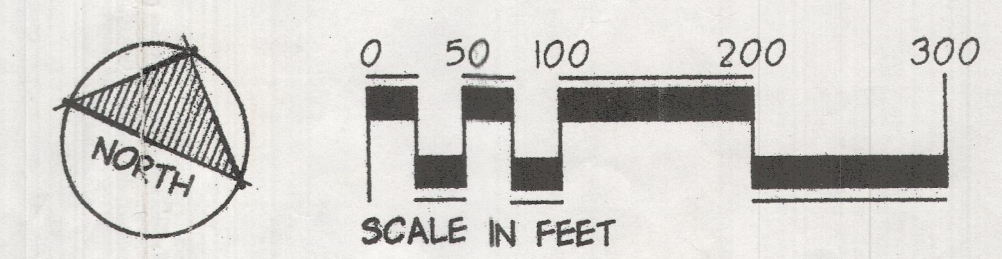


FINAL APPROVED PLAN
SIGNATURE (G.C. GROWTH MANAGEMENT DEPT.)
DATE 3/14/95
EAD-DR-95-344M

LOCATION MAP



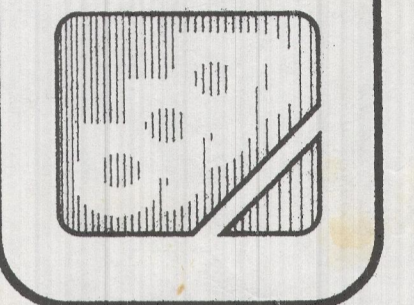
REVISED MASTER SITE PLAN



NOTES:

- A landscaped island with at least one tree must be provided for every 10 parking spaces unless an existing tree is preserved, then 15 spaces before another island is provided is allowable, however no less than 168 trees shall be located within the parking area as indicated on the plans.
- TYPICAL NON-GLARE OR SHIELDED LIGHTING FIXTURE LOCATED AS SHOWN.
- ALL LANDSCAPE TREATMENT SHALL MEET THE MARTIN COUNTY LANDSCAPE CODE.
- DEVELOPER WILL RECEIVE PRESERVATION CREDIT FOR TREES PRESERVED.
- FIRE HYDRANTS WILL BE LOCATED WITHIN 250' OF ANY PORTION OF ALL COMMERCIAL BUILDINGS.
- A 100% OPAQUE VISUAL SCREEN OF LANDSCAPING, FENCE OR WALL 6' IN HEIGHT WILL SEPARATE THE WEST AND NORTH SIDE OF THE RETAIL CENTER.
- ALL REQUIRED UPLAND PRESERVE FOR THE TOTAL SITE HAS BEEN DESIGNATED WITHIN THE PUD(C) AND PUD(R) LIMITS. A PORTION OF THE UPLAND PRESERVE FOR THE PUD(C) IS LOCATED WITHIN THE PUD(R).
- WETLAND AND UPLAND PRESERVES SHALL NOT BE ALTERED EXCEPT IN COMPLIANCE WITH THE PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY.
- BUILDING ENVELOPES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE BASED ON SPECIFIC USES AND ENGINEERING REQUIREMENTS TO BE DETERMINED IN CONJUNCTION WITH FINAL DEVELOPMENT PLAN APPROVAL.
- EACH DUMPSTER ENCLOSURE PROVIDED TO SERVE THE MULTIFAMILY DEVELOPMENT OF THE PUD(R) SHALL BE DESIGNED TO ACCOMMODATE ONE DOUBLE-CART SET OF RECYCLING CONTAINERS FOR EVERY TWENTY DWELLING UNITS.

george g. gentile & associates, inc.
landscape architects/planners/environmental consultants
1001 north u.s. highway one • suite 205 • jupiter • florida 33477 • (407) 575-9657



Island Crossings
Florida
Hobe Sound,

designed: GGG/MTH
drawn: MTH
approved: GGG
date: 8/29/94
job no.: 88-0309
revisions: 11/16/94
2/1/95 3:23:95
cad no. CAD001048

MAR 23 1995

RECEIVED
APR 13 1995
GROWTH MGT. DEPARTMENT