



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

SANDS COMMERCE CENTER IV REVISED MASTER PLAN I, III, IV AND MAJOR FINAL SITE PLAN (IV)

Applicant:	Sands CC, LLC
Property Owner:	Sands CC, LLC
Agent for the Applicant:	2GHO, Inc., Troy Holloway, Patricia Lentini
County Project Coordinator:	Liz Nagal, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	S129-025
Record Number:	DEV2022030010
Report Number:	2023_0301_S129-025_Staff_Report_Final
Application Received:	03/18/2022
Transmitted:	03/18/2022
Date of Report:	06/22/2022
Resubmittal Received:	12/08/2022
Transmitted:	12/09/2022
Date of Report:	03/01/2023

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B. Project description and analysis

This is a request by Sands CC, LLC for revised Master Site Plan for Sands Commerce Center I, III and IV and Sands Commerce Center IV Major Final Site plan approval for an undeveloped parcel within the Sands Commerce Center. The development will consist of a total of 456,800 square feet of industrial warehouse and associated office space within five (5) proposed buildings on an approximately 46.33-acre site located at 4365 SW Cargo Way, #15, Palm City. The subject site is located on the east side of Citrus Boulevard and the north side of the proposed extension of Cargo Way in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

The property is located within the primary urban services district and will have access to the full complement of public services.

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	Liz Nagal	772-320-3056	Non-Comply
G	Site Design Review	Liz Nagal	772-320-3056	Non-Comply
H	Community Redevelopment Review	Liz Nagal	772-320-3056	NA
H	Commercial Design Review	Liz Nagal	772-320-3056	NA
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping Review	Lindy Cerar	772-320-3055	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	non-Comply
L	County Surveyor Review	Thomas Walker	772-288-5928	NA
M	Engineering Review	Alice Custis	772-288-5956	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Non-Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Non-Comply
P	Emergency Mgmt Review	Sally Waite	772-219 4942	NA
P	Fire Prevention Review	Doug Killane	772-288-5633	Comply
Q	ADA Review	Alice Custis	772-288-5956	Comply
R	Health Review	Nick Clifton	772-221-4090	NA
R	School Board Review	Brian Allen	772-219-1200	NA
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Liz Nagal	772-320-3056	Pending

D. Review Board action

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

E. Location and site information

Parcel number(s) and address: 14-38-40-000-009-00000-8
4365 SW Cargo Way #15, Palm City, FL 34990

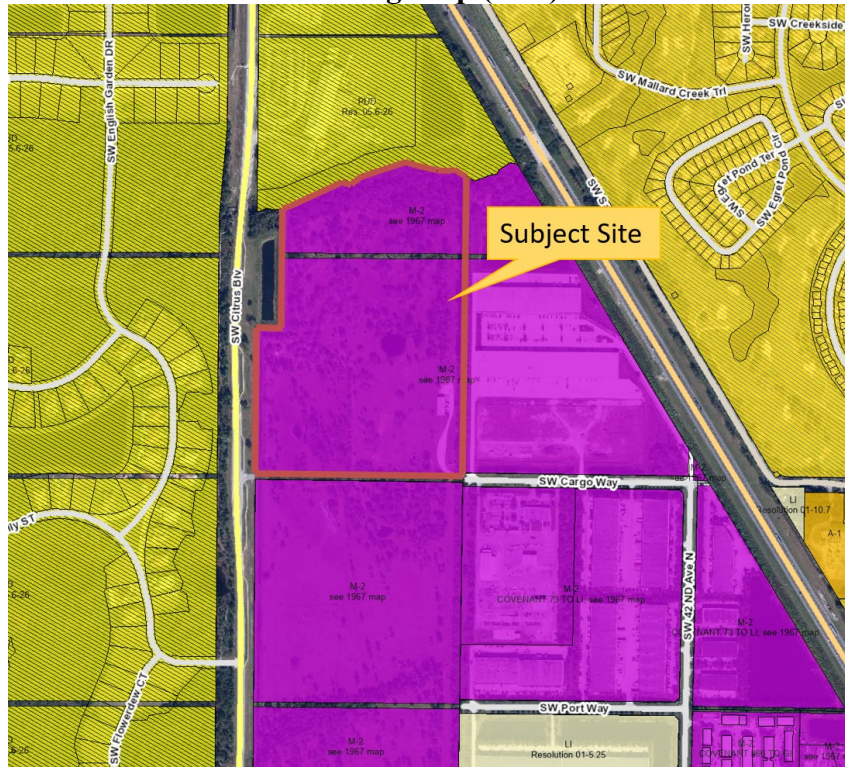
Existing Zoning:
Future Land use:
Gross area of site:

M-2 Industrial
Industrial
46.33 acres

Location Map



Zoning Map (M-2)



Property to the East: M-2
Property to the North: PUD
Property to the West: PUD
Property to the South: M-2

Future Land Use Map (Industrial)



Property to the East: Industrial
Property to the North: Rural Density
Property to the West: Rural Density
Property to the South: Industrial

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

Unresolved Issues:

Item #1:

Generic Comp Plan Compliance

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

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

Unresolved Issues:

Within this Section, Sands Commerce Center IV is referred to as “SCC IV” and Sands Commerce Center I & III is referred to as “SCC I & III.”

**Item #1:
General**

1. The road opening permit for SW Cargo Way is in review. Plans shall be consistent with the SW Cargo Way ROW permit.
2. Please include note on photometric plan stating that “All outdoor lighting fixtures shall be downward directed and shielded so as to prevent other parcels and public rights-of-way from being directly illuminated.”. MARTIN COUNTY, LDR, ARTICLE 3, DIVISION 4, §3.208
3. Some of the documents and plans within the PDF were bookmarked to the wrong page. Please bookmark to correct page in resubmittal.

**Item #2:
Master Plan**

1. Please break down impervious area the same way that it is broken down in the site plan data for consistency.
2. Please include headings for the data (e.g. Preserve Area Data, Open Space, etc.) similar to the data on the final site plan for SCC IV.

Final Site Plan Graphics

1. Please revise sheet numbers to distinguish between the “Final Site Plan and the “Revised Master Plan” (both named Sheet M-1). The first sheet of the “Final Site Plan” set could be revised to be part of the “SP” sheet numbers.
2. Please provide hatching or otherwise distinguish the boundary of the SCC I& III preserve areas as they are considered as part of the total 63.24 site area of I & III (not just as open space for I & III). Provide a label that this area is counted as site area of I & III.

**Item #3:
Final Site Plan Site Data**

1. The original master plan for I & III included the preserve areas on IV as part of the I & III site area. The revised master plan has accurately deducted the I & III preserve area from IV. The data provided on the Final Site Plan should also deduct this area from calculations. Open space, building coverage, impervious area, etc. for SCC IV should be calculated based on the site area of 41.97 acres.
2. Include a separate line under the “Total Site Area after Dedication” for “Total Site Area Less 4.36-Acre I & III Area”
3. Building 22 height is still labeled at 42’ which exceeds the maximum height permitted. Please see Section 3.14.A for building height requirements and measurements.
4. Maximum height of a flat roofed structure is measured to the highest point of the coping of a flat roof, not to the highest point of the parapet. Please update on all plans and data.

5. Sheet M-1 “Final Site Plan” states 4.65 acres of wetland area, wetland buffer and upland preserve was previously counted towards SCC I & III. The combination of the three areas attributed towards the I& III PAMP area result in 4.36 acres (1.75 upland + 1.30 wetland + 1.31 wetland buffer). Please clarify.
6. For the SCC IV final site plan data, only include the preserve area data associated with Phase I & III that is on the SCC IV subject site area. Keep the total preserve area associated with SCC I & III on the Revised Master Plan.
7. Building lot coverage under “Building Data” is not consistent with the total building area under “Building Data”.

Building Data

	<u>Office Use</u>	<u>Warehouse Use</u>	<u>Total Bldg. Area</u>	<u>Bldg. Ht.</u>
Building 18	7,000 s.f.	57,800 s.f.	64,800 s.f.	24.5'
Building 19	7,000 s.f.	57,800 s.f.	64,800 s.f.	24.5'
Building 20	9,200 s.f.	71,800 s.f.	81,000 s.f.	33.0'
Building 21	9,200 s.f.	71,800 s.f.	81,000 s.f.	33.0'
Building 22	18,900 s.f.	146,100 s.f.	165,000 s.f.	42.0'
Total Area	51,300 s.f.	405,300 s.f.	456,600 s.f.	
Max. Bldg Height	40.0' (40' Max. allowable)			
Bldg. Lot Coverage	* 456,800 s.f. , 25.0% (50% Max. allowable)			

Item #3:

Architectural Plans

1. Please include label indicating where building height is measured from. Please include measurement from the lower permissible FFE on one edge of the elevation and measurement from 0' on the other edge. The measurement is from slab on the plans. Additionally, the maximum height is measured to the highest point of the coping of a flat roof, not to the highest point of the parapet. Please update on all plans and data.

For purposes of this section, building height means the vertical distance between (1) the lowest permissible elevation above the existing grade which complies with finished floor elevation requirements as established by flood maps, the Health Department, or building code, along the front of a building and (2) either the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge for gable, hip and gambrel roofs. For buildings placed along the oceanfront, the oceanside of the building may be considered the front for height measurement purposes. MARTIN COUNTY, LDR, ARTICLE 3, DIVISION 2, §3.14

2. Please remove label regarding parking with HC spaces and note regarding 174 instead of 200 parking spaces. Please update sheet SD-1 with latest site plan layout.
3. Please include proposed height of each building on sheet SD-1.
4. Please include note on sheet SD-1 that all signage will be reviewed through separate building permit.

Item #4:

Plan Consistency

1. There is an inconsistency in building height and parking counts on the photometric plan. Please remove reference to height, FFE, parking counts and dimensions not related to lighting from the photometric plan.
2. The emergency staircase on the north side of Building 20 is missing from the construction drawings. It appears a retaining wall may be blocking the emergency egress.
3. The east end of the proposed littorals along the north side of the proposed lake are inconsistent between the site plans and construction plans.
4. The radius of the turn around areas on the north side of the parking aisles are inconsistent between the site plans and construction drawings.
5. There are some inconsistencies between the Cargo Way ROW permit and the construction plans (e.g. proposed F.H> with 6" G.V. located at the access point east of proposed building 21 and west of proposed building 22 is located at the north edge of the 10' utility easement on the ROW plans, approximately 20' north of the south property line; on the construction plans it is located 45' north of the south property line).
6. Please remove word "Phase" from all other plans, traffic study, narrative and PAMP to be consistent with the naming convention of the site plans.
7. Prior to public hearing, please update exhibit in traffic study to latest site plan.

Item #5:

Resubmittal plans

1. With resubmittal, please include **three (3)** sets of construction plans, two (2) sets of other plans. Only one set of architectural plans is needed.

Additional Information:

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 meetings dependent upon the County's scheduling policy. For the LPA and 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)

Information #3:

Notice of a 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 SECTION 10.6.E.1. (2019)

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

Community Redevelopment

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

Commercial Design

Citrus Boulevard is not designated as a minor or major arterial street or an expressway, and therefore the requirements of Article 4, Division 20 are not applicable.

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: PAMP Amendment

Thank you for providing a PAMP amendment that will combine the preserve areas for Sands Commerce Center I, III, and IV under one PAMP.

Please address the following comments regarding this PAMP:

- a. Within Sections 5.0 and 6.0, please provide language to address the wetland buffer restoration surrounding the isolated wet prairie wetland. This fifty foot wetland buffer shall be restored in accordance with the wetland buffer planting plan schematic provided in the PAMP and completed prior to the issuance of the first Certificate of Occupancy (CO) for Sands Commerce Center IV.
- b. Please provide language in Section 1.0 of the PAMP to clarify this PAMP does not include preservation of the wet prairie wetland and associated wetland buffer south of Cargo Way and a PAMP amendment will be needed at the time of development of this phase.

- c. As stated in the response letter, sketch and legal descriptions are forthcoming. Please provide sketch and legal descriptions for the preserve areas to be added with this PAMP amendment. When projects are not proposed to be platted, surveyed boundary descriptions are required to establish the preserve boundaries.

Item#2: Construction Plans and Preserve Area Setbacks

It appears there is a inconsistency between Site Plan SP-1 and the construction plans showing the lake/preserve area interface. Please correct accordingly.

Item#3: Master and Final Site Plans

Please remove the wetland and wetland buffer areas that are located south of Cargo Way since these areas are not part of this phase or part of the amended PAMP.

Landscaping

Unresolved Issues:

Item #1:

Landscape Plan- Bio-Retention areas

Please provide detailed native planting plans for the bio-retention areas including plant species, sizes, locations, spacing, etc. Please consider relocating on-site existing trees to these areas.

Item #2:

Landscape Tabular Data -Landscape Data Table

The Landscape Data Table (on LP-2) includes existing tree credits although none are proposed to be retained. Also, the proposed number of trees on the table does not match or exceed the required number of trees. The tabulation on groundcover proposed need completed.

Please complete or correct this data table.

Item #3:

Landscape Plan

Please show the overhead utilities on the Landscape Plan.

Item #4:

Landscape Tabular Data – Plant List

Please indicate if native or non-native *Hamelia patens* is being proposed and complete the native column for the plants on LP-8.

Item #5:

Landscape Tabular Data-Upland Transition Planting Requirement

Martin County requires at least ten square feet per linear foot of lake perimeter planted with upland transition zone plants immediately beyond the landward extent of the littoral zone planting area. This requirement may be met by a preserve area if that area is adjacent since the intention is to have a continuous compatible habitat (Section 4.385F, 5.d, Division 9, Stormwater Management).

Between this preserve area and the littoral zone, there is a 35-foot-wide area that includes 10 feet of stabilized lake maintenance access within a 20-foot-wide Lake Maintenance Easement (LME) and some unspecified open area. We understand there is a need for lake maintenance access, but it appears that 20 feet can be planted in upland transition plants to create a continuous compatible habitat as is required. Please provide 20 feet of upland transition plants along the littoral zone to meet this requirement. This area may be a good location to relocate some of the oaks that exist on the property.

Item #6:

Landscape Native Tree Protect & Survey

As previously requested, 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 (Section 4.666.E, LDR). None of the 394 surveyed protected trees were proposed to be retained although some are located immediately adjacent to the preserve, where no grading can occur. Please protect ten percent of these trees or submit a justification why these 35 acres would be unusable unless all these trees were removed.

Item #7:

Landscape Native Tree Protect & Survey

As previously requested, the tree survey submitted did not include the eastern perimeter trees. Please provide a tree survey for protected perimeter trees which include native hardwood trees four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater (Section 4.666, LDR). There appear to be numerous pines growing along the eastern property line adjacent to the existing ditch where no construction or significant grading is proposed.

K. Determination of compliance with transportation requirements - Engineering Department

Transportation

Unresolved Issues:

Item # 1:

The project shall design and construct a mast-arm signalized intersection at SW Citrus Boulevard and SW Cargo Way as part of the final site plan off-site improvements. The final design of the off-site improvements will be reviewed for compliance with Division 19 and approved separately through a County Right-of-Way Use Permit.

L. Determination of compliance with county surveyor - Engineering Department

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

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

Engineering

MGMT MATERIALS – FINAL

1. Although a drainage basin map was provided within the stormwater management report, the basin sizes are inconsistent and do not add up to the 39.53 acres provided in the technical analysis/narrative. In one Drainage Basin Map Exhibit, Basin #1 is 16.63 acres and on the next page it is 19.63 acres. Basin 3 is also 9.52 on one page and 9.53 acres on another. The given acreage $16.63+3.98+9.52+6.33=36.46$. 19.63 and 9.52 are the numbers that are consistent with the land use summary
2. The land use summary in the stormwater management report is inconsistent with the data shown on the final site plan. Revise for consistency.
3. The bioretention area for Basin 1 has bottom elevation of 10' NAVD. Stage storage should begin at this depth. Given that this is below the wet season water table elevation, the calculations should have the appropriate safety factor and included in the land use summary.
4. Basin 3 water quality calculation appears to have an error. The previous submission appears to have been correct for this calculation.

**STORMWATER MGMT MATERIALS – FINAL
PRE-DEVELOPMENT**

1. Revise the narrative to include a summary/table of the routed/proposed minimum flood protection max stage elevations.
2. Provide documentation (in form of permitted WSWT elevation) of adjacent property and ditch WSWT elevations relied upon to establish seasonal high water table elevation. Overlaying the depth to water with the site plan, seems to indicate that WSWT could be found at NAVD 14-NAVD 15.

POST DEVELOPMENT

1. As previously stated, it is unclear if the stormwater management system is designed as 1 or 4 basins. Provide pre and post development basin maps.
2. The details for control structure #4 are inconsistent with the structure details in the Cascade modeling (between Basin 2 and the lake). The Cascade model does not show a pipe.
3. As previously stated, the use of exfiltration trenches for flood protection (including minimum perimeter berm, and finished floor elevations) is not permitted. Exfiltration trench may only be used to provide water quality.
4. As previously stated, it is unclear how the detention areas intended to function as bio-retention. Provide clarification as to whether these are wet or dry retention areas. Any dry detention bottom elevations must be at least 1-foot higher than the WSWT elevation. If the bioretention areas are below the seasonal high water table, it is unclear how they could be calculated using dry retention for water quality/stage storage.
5. As previously stated, the results comment states that the entire water quality volume for the project is met in Basin 1 and dry detention 1, but it is unclear which detention area this is referencing. Provide clarification.
6. The system appears to recover too quickly outside of the lake area. [LDR Section 4.385.4] half of the treatment volume for dry retention depth should be between 24 hours and 5 days, however page 27 indicates the dry retention depth recovers in 4.15 hours.

STORMWATER MGMT CONSTRUCTION PLANS

1. As previously stated, show location of all basin boundary lines on Paving, Grading, & Drainage Plans. Perimeter berm elevations must be met along basin boundaries.
2. As previously stated, add the pipe material and lengths of the stormwater pipes on Sheets 7 & 8 of the Construction plans. Per Martin County Standard Details for Road and Site Construction, Detail R-70, all pipe located under roadways and/or residential parking areas shall be RCP. Minimum pipe diameter shall be 15” or elliptical equivalent.
3. Section KK does not show the retaining wall that appears to connect proposed building #22.
4. It is unclear where site retaining wall and pavement retaining wall details shown on sheet 20 occur. The perimeter roadside retaining wall has a description for location which clarifies. Are the retaining walls intended to be at elevations for the perimeter berm established in the 25 year/ 3 day storm event?
5. Include maintenance and monitoring associated with the bilge booms in the Stormwater Maintenance Plan.
6. Add “minimum” to FFE elevations on final site plan.
7. Stabilized construction entrance on sheet 10 should be constructed in accordance with Martin County Standard Details for Road and Site Construction Detail R-39.
8. Revise the geotechnical report to detail the location and depth of the existing hardpan that will need to be removed in conjunction with this project. The Construction Plans should detail the limits and depth of removal.

DEVELOPMENT ORDER CONDITIONS:

1. 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. A hauling fee of \$0.21 per cubic yard of material being hauled from the site shall be paid within sixty (60) calendar days of the project approval

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

Electronic Files

Issues:

No new AutoCAD dwg file of the final site plan was received with your round 2 resubmittal. Even if you submitted AutoCAD dwg files in a previous round of review and they were found to be in compliance, they must be submitted again during the next round.

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. (2022).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Unresolved Issues:

Item #1:

Drawings Must Be Approved

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

Item #2:

The applicant must agree to the easement needed by Martin County Utilities to provide additional water and sewer service lines across the property to serve the expansion's proposed to the west.

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

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

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.

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

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

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

The following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Pending

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Pending

Source - Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Pending

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings - Pending

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Pending

Source - Engineering 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

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

Approval of the development order is conditioned upon the applicant's submittal of all required post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

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 #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

Item #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 #3:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #4:

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.

Item #5:

Original of the executed Unity of Title, consistent with the draft Unity of Title approved by staff during the review process. If there has been a property title transfer since the approval, provide an original and one (1) copy of the Unity of Title, executed by the new property owner, consistent with the County approved format.

Item #6:

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.

Item #7:

One (1) copy 24" x 36" of the approved master site plan.

Item #8:

One (1) copy 24" x 36" of the approved final site plan.

Item #9:

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #10:

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

Item #11:

One (1) digital copy of master plan in AutoCAD drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #12:

One (1) digital copy of final site plan in AutoCAD drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #13:

Original of the construction schedule.

Item #14:

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.

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:	\$12,000.00	\$12,000.00	\$0.00
Inspection fees:	\$4,000.00	\$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 on the post approval checklist.
- ***Impact fees are required at building permit.

X. General application information

Owners: Sands CC, LLC
 Robert H. Sands
 902 Carnegie Center, Suite 400
 Princeton, NJ 08540

Agent: 2GHO, Inc.
 Troy Holloway, Patricia Lentini
 1907 Commerce Lane Suite 101
 Jupiter, FL 33458

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

