



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

HOBE SOUND TOWNHOMES MINOR FINAL SITE PLAN

Applicant/Property Owner:	Nicholas E. Karangelen Revocable Trust
Agent for the Applicant:	James Stergas, Architect Stergas & Associates
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	S221-005
Record Number:	DEV2024010009
Report Number:	2024_0821_S221-005_Staff_Report_Final
Application Received:	03/15/2024
Transmitted:	03/18/2024
Date of Report:	04/26/2024
Application Received:	07/30/2024
Transmitted:	08/01/2024
Date of Report:	08/21/2024

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B. Project description and analysis

This is a request by Architect Stergas & Associates on behalf of Nicholas E. Karangelen Revocable Trust for a minor final site plan approval to develop a fee simple 4-unit, two-story townhouse building and associated infrastructure. The subject 1.24-acre undeveloped parcel is located on the southwest side of SE Dixie Highway, approximately 250 feet southeast of the intersection of SE Dixie Highway and SE Saturn Street, in Hobe Sound. The site is within the General subdistrict of the Hobe Sound CRA. Included is a request for a Certificate of Public Facilities Reservation.

The project is located inside the Primary Urban Services District.

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	Jana Cox	772-288-5461	Comply
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Comply
M	Engineering Services Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Comply
O	Wellfield Review	Jorge Vazquez	772-221-1448	N/A
O	Water and Wastewater Review	Kim McLaughlin	772-546-6259	Non-Comply
P	Emergency Mgmt Review	Amy Heimberger Lopez	772-285-7220	Non-Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Stephanie Piche	772-223-4858	Non-Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	Comply
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 complies with the threshold for processing as a minor development, pursuant to Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2023). As such, final action will be taken by the Growth Management Director.

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: 27-39-42-000-000-00020-9

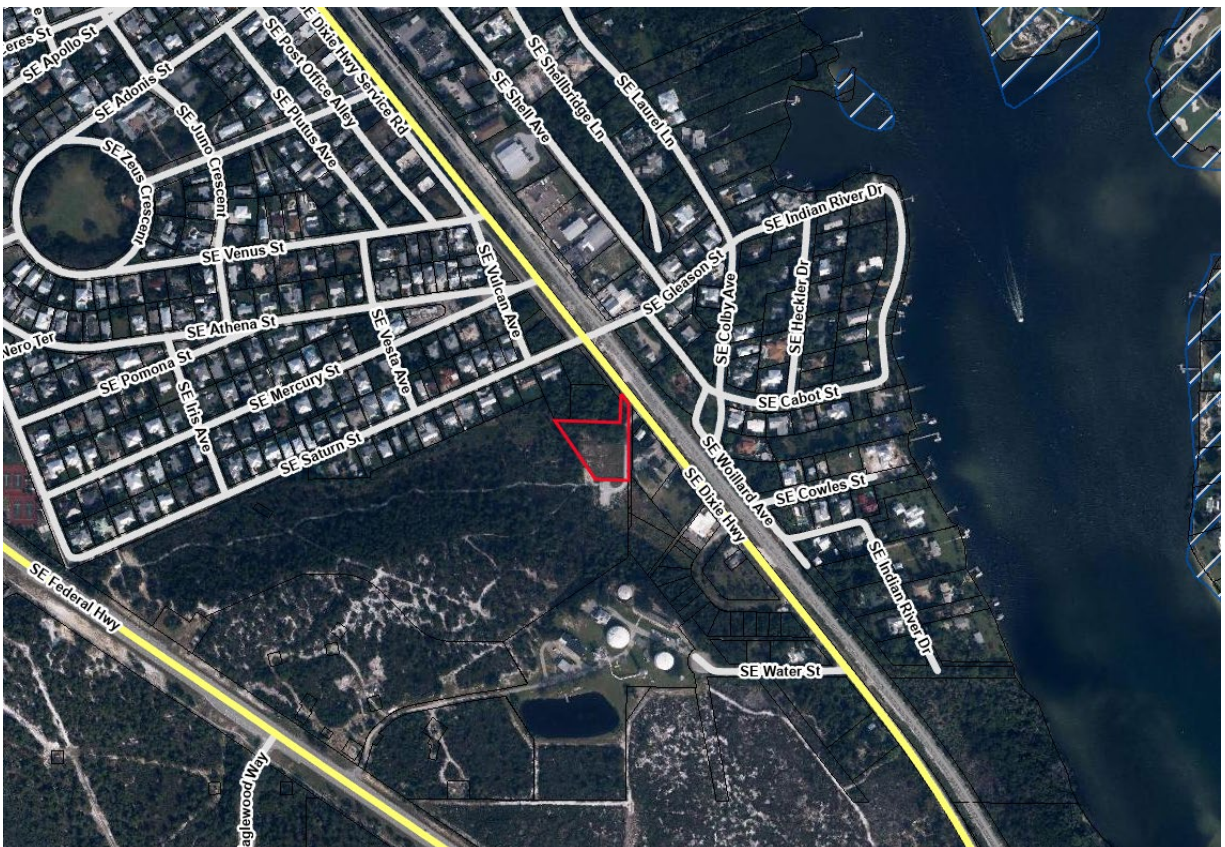
Existing Zoning: Hobe Sound Redevelopment Zoning District

CRA Subdistrict: General

Future Land use: CRA Center

Gross area of site: 1.24 acres

**Figure I:
Location Map**



**Figure II:
Zoning Map**



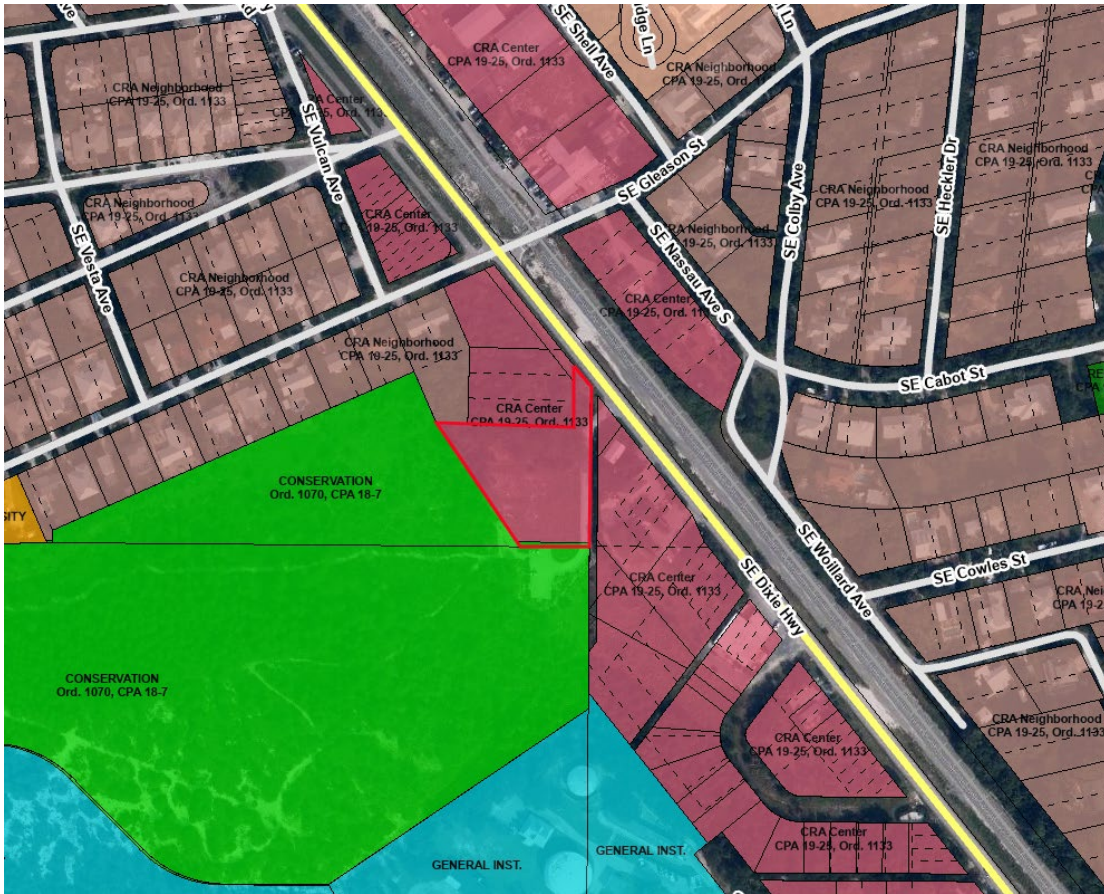
- Property to the East: Hobe Sound Redevelopment Zoning District
- Property to the North: Hobe Sound Redevelopment Zoning District
- Property to the West: Public Conservation (PC)
- Property to the South: PC

**Figure III
CRA Subdistrict Map**



Property to the East: General
Property to the North: General, Detached
Property to the West: N/A
Property to the South: N/A

**Figure IV:
Future Land Use Map**



Property to the East: CRA Center
Property to the North: CRA Center, CRA Neighborhood
Property to the West: Conservation
Property to the South: Conservation

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

Unresolved Issues:

Item #1:

Generic Comp Plan Compliance:

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

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

Unresolved Issues:

Item #1:

Site Plan Data

1. In the seventh row, update “Lot Area” to “Total Site Area.” Include row(s) stating the area of the ROW dedication along SE Dixie and the area of the internal ROW dedication. Include total site area before ROW dedication and total site area after ROW dedication.
2. The residential density calculation can still use the current site area before ROW dedication; however, the open space and building coverage calculations should utilize the site area after ROW dedication. Update the open space and building coverage rows accordingly.
3. Proposed open space breakdown:
 - a. Remove drive/sidewalk and pervious pavers. Open space: *That portion of a development that is permeable and remains open and unobstructed from the ground to the sky, specifically excluding parking areas, whether permeable or impermeable.*
 - b. Total landscape area shown in the open space table (0.29 acres) does not match total landscape area proposed in stormwater report (0.32 acres). Please update accordingly.
 - c. Total retention area shown in the open space table (0.31 acres) does not match total retention area shown on construction plans (0.32 acres). Please update accordingly.
4. Since the townhouse units will front ROW, alternative compliance for the frontage buildout percentage and front build-to-zone is no longer needed. These items can be removed from the alternative compliance narrative and from the alternative compliance section on the site plan data table. Update the building placement section of the data table as follows:
 - a. Input “100%” in the proposed frontage percentage row
 - b. In the proposed front build-to-zone row, input the distance of the front façade from the front proposed fee-simple property line (appears to be 5’ based on the stoop depth).
5. The one-way drive on the south side of the building will not be solely used for emergency vehicles. Please update alternative compliance request #3 – justification statement and site plan table – to “provide emergency apparatus access and resident egress.”
6. Please include a row in the data table with proposed minimum setbacks from property lines for building(s) outside fee simple lots (i.e., maintenance building).
7. Include the revision date on subsequent submittals.

Item #2

Site Plan Graphics

1. Update “Architectural Site Plan” to “Minor Final Site Plan.”
2. PCN can be removed from the title block.
3. Consistency between plans.

- a. As previously noted, the dimensions of the maintenance building parking space differ between the site plan (18' length) and construction plans (23'length). Revise where necessary.
 - b. Instead of the "Min. 50' Stormwater Retention" graphic and note, please depict the full extent of dry retention area 1 on the site plan and include acreage. Contour lines of the retention area are not necessary on the site plan.
 - c. Please depict dry retention area 2 on the site plan and include acreage. Contour lines of the retention area are not necessary on the site plan.
 - d. The site plan needs to depict and label the proposed ROW dedications along SE LeMans Drive and SE Dixie Highway, consistent with construction plan sheet C-2.
4. Please label the 15' easement along the existing gravel drive as "Existing 15' Access/Maintenance Easement."
 5. In addition to the future land use designations for adjoining properties, please include the CRA subdistrict (or zoning district, if applicable).
 - a. Example for property to east:
Subdistrict: General
Future Land Use: CRA Center
 - b. Example for west-adjoining property:
Zoning: PC
Future Land Use: Conservation.
 6. In the site plan legend, please update property line to "existing property line" and update lot line to "proposed lot line."
 7. Fencing:
 - a. Please provide fence and gate details on the site plan, not architectural plans. Additional sheets can be added to the site plan if necessary. Update sheet references in fence call-outs.
 - b. Chain link fences must have vegetative screening where visible from a street or public park [Martin County LDR, Section 12.1.10.5(a)]. Utilize an alternative fence or provide vegetative screening for portions of the proposed chain link fence which are visible from the Hobe Sound Scrub Preserve parking lot and fitness area.
 8. Please include a light pole detail (with overall height) and light fixture details on a site plan sheet.
 9. Include the Min. FFE in townhomes and maintenance building graphics, consistent with the FFE shown in the construction plans. Label as "Min. FFE."
 10. Sheet 2 of the preliminary plat should be incorporated into the site plan as a separate sheet.
 11. Please remove extraneous text/graphics, include existing property size text near sign text, "see civil..." text, and survey text on adjacent lots ("not included..." to west; "unplatted" and "tract I..." to north). Alternative compliance labels/dimensions can also be removed from the graphic. Please still include a label for the future lot lines.

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

Community Redevelopment

Finding of Compliance:

The Office of Community Development CRA staff has reviewed the application and finds it in compliance with the applicable Architectural Standards within the Hobe Sound Redevelopment Area.

Commercial Design

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

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

Unresolved Issues:

RIGHT OF WAY:

1. It has been determined that a portion of the entrance on SE Dixie Highway is County-owned property and not right-of-way. A right-of-way dedication will be completed by the County.
2. It has been determined that the applicant will provide a right-of-way dedication along SE Dixie Highway to encompass the water main extension.
3. It has been determined that the applicant will provide right-of-way dedication fronting the townhomes.

The following due diligence is required:

TITLE COMMITMENT:

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

Note: The applicant did not provide a Title Commitment.

SURVEY – SKETCH AND LEGAL DESCRIPTION:

1. Two (2) original signed and sealed Surveys of the dedication site(s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.

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

Note:

The applicant did not provide a sketch and legal description of the right-of-way dedication on SE Dixie for the water main extension.

The applicant did not provide a sketch and legal description for the right-of-way dedication fronting the townhomes.

The applicant did not provide a boundary survey of the dedication sites.

The applicant did provide a sketch and legal description for the access easement. After review by the County Surveyor, revisions are required. These revisions are attached to the staff report.

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

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. The environmental assessment submitted by the applicant shows that no wetlands or upland habitat exist on the property and these findings have been verified by county environmental staff. Therefore, the preservation requirements under Article 4, Division 1 and Article 4, Division 2 of the Land Development Regulations do not apply.

Informational:

Gopher Tortoise Statement

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

Landscaping

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 12, Division 5 – Section 12.5.09 – Hobe Sound Redevelopment Overlay District. [2020]. The applicant has proposed construction of a 4-unit townhome project. The applicant has submitted landscape plans that provide for planting 78 trees and preservation of 2 large existing trees to document compliance with Section 12.5.09.4, Land Development Regulations, Martin County, Fla. (2020). Pursuant to this regulation, a minimum of 1 tree shall be established for each 1500 sq. ft. of the total development area. The total site is 54,208 sq. ft. which requires the planting of 36 trees. This project was designed to preserve the existing 16” and 30” diameter pine trees.

Adjacent land use to the south and west consists of conservation land. Martin County LDR Article 4.663.B.5 requires that a Type 5 Buffer or stormwater treatment retention area be provided adjacent to this conservation land use. Alternatively, a Type 3 buffer with eco-art can be provided.

Due to the small site area, efforts to protect the existing large pines, and a required emergency access, the applicant has requested alternative compliance related to the components of this buffer. The applicant has proposed establishment of a Type 3 buffer integrated with a retention area. The entire area shall be planted with native vegetation that will be conducive and attractive as gopher tortoise habitat.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

Findings of Compliance:

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

L. Determination of compliance with county surveyor - Engineering Department

Findings of Compliance

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

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

Engineering

Unresolved Issues:

Right-of-Way

1. Informational: A road opening application will be required for the current access drive that provides frontage for the townhouses.
2. As previously stated, a street type shown in Table 12-8 will need to be selected for the frontage road, and a right-of-way dedication will be required to encompass the proposed right-of-way improvements. The selection of the particular street type shall be determined through consultation between the CRA, the developer, and the County Engineer. [LDR Section 12.1.06].
3. As previously stated, provide a typical street section for the proposed internal roadway consistent with a street type shown in Table 12-8. The selection of the particular street type shall be determined through consultation between the CRA, the developer, and the County Engineer. [LDR Section 12.1.06].
4. As previously stated, in conjunction with this project, Public Works will request that the Board of County Commissioners accept parcel 263942001002000331 as right-of-way. The applicant shall design and construct the roadway and supporting drainage area within the right-of-way. The stormwater for the frontage road in the County right-of-way, shall be accommodated in the location of Parcel 263942001002000331. As currently shown, it appears to connect to the on-site system.
5. Revise Final Site Plan and Construction Plans to label and dimension all right-of-way dedications (20-feet along SE Dixie Highway, and right-of-way along frontage road).
6. As previously stated, provide additional proposed grading details for the improvements within the right-of-way. It is unclear how the area between the proposed sidewalk and edge of pavement will be graded or how the proposed connection ties into SE Dixie Highway. The response to comments references a perimeter berm, but it is how this response relates to the comment.
7. Revise Final Site Plan to include graphics for stop bar, stop sign, and cross walks.
8. As previously stated, stormwater conveyance pipes under residential drive aisles and roadways shall be RCP. It appears that only the pipes that cross County right-of-way are RCP. All pipes under residential drive aisles and roadways (even private) must be RCP.
9. Provide Martin County Standard Detail R-10 for pavement within the right-of-way. Provide Martin County Standard Detail R-41 for sidewalk within the right-of-way.
10. Revise sidewalk configuration within the Martin County right-of-way to provide for a radius of 50-feet instead of an angled transition per Martin County Standard Detail R-43.

Parking Standards

1. As previously stated, clearly dimension any proposed parking stall sizes and locations on the Final

Site Plan and Construction Plans. As shown the southernmost townhouse appears to include driveway parking that extends into the drive aisle. The plans still include labels for parking in the driveways which conflicts with the internal roadway.

Flood Protection and Stormwater Standards

1. As previously stated, revise stormwater management report to include design certification per LDR Section 4.384.A.2. The response to comments letter indicated that this was included, but staff was unable to locate the certification language within the submittal..
2. As previously stated, revise Final Site Plan to include site data breakdown (pervious / impervious). Staff was unable to determine if site data breakdown provided within the stormwater management report is consistent with the Final Site Plan.
3. As previously stated, provide documentation for the coastal soils being relied upon. The soils report mentioned in the response to comments was not included in the submittal.
4. As previously stated, demonstrate how off-site flows are being accounted for. It appears that the location of the proposed project is part of an existing low spot shared with a parcel along SE Saturn Street. Demonstrate that the proposed improvements will not impact nearby parcels.
5. Provide stormwater model inputs for flood routing analysis.
6. As previously stated, demonstrate how stormwater volumes above the 100-year, 1-day storm event is being directed to the County roadway system and will not overtop the berm along the entire berm boundary. It appears dry retention #2 will potentially discharge onto private property at elevation 10.00-feet NAVD88 since the rest of the berm is shown at 10.20-feet NAVD88. Revise accordingly.
7. As previously stated, clearly show the location and elevation of the perimeter containment berm on the Construction Plans. Eventual as-builts and project closeout will rely on this elevation being documented. As proposed, several areas do not appear to be included within the stormwater system and it is unclear where the perimeter berm is proposed. The location of the perimeter berm appears to be omitted along the eastern portion of the parcel. The berm along the southern boundary does not appear to provide stormwater containment per the cross section. Provide additional proposed grading details and sections as necessary.
8. As previously stated, provide minimum finished floor elevation for each lot on the Final Site Plan and Construction Plans. This shall be listed as a minimum.
9. As previously stated, add a note to the Paving, Grading, and Drainage Sheet of the Construction Plans documenting the requirement for roof drains tying the drainage from the structures into the stormwater management system.
10. On Sheet C-8 of the Construction Plans, the cross-section for the West Property / Dry Detention Area exceeds a 4:1 slope tying into existing grades to the west.
11. Remove sod from bottom of retention areas. This area shall be seeded or planted with native grasses.

Signed and Sealed Construction Plan

1. Revise Final Site Plan and Construction plans to include overall parcel bearings and distances, and clearly reflect right-of-way dedications.
2. Remove centerline of internal roadway from preliminary plat.
3. As previously stated provide bearings and distances along each of the proposed easements, lots, and tracts, unless it is clear that the boundary is parallel or concentric to an annotated lot line. The Final Site Plan shows the 4 lots only. Revise to include proposed tracts (common area, roadway, stormwater, etc.).
4. As previously stated, all interior roadways depicted on a development's Final Site Plan need to be identified on the Final Site Plan as being either public or private. Additionally, the General Notes on the Final Site Plan must address what entity has the responsibility for maintaining the roadways in a manner acceptable to Martin County. This information must be consistent with similar information contained in the dedication language of a proposed plat. Although the response to comments references the Final Site Plan, the information was not provided. [4.843.I and 4.843 J].
5. As previously stated, the last date of field work on the boundary and topographic survey must be within 180 days of submittal. The last field date on the survey submitted was 10-6-23.
6. Remove the proposed sign from Construction Plans and FSP. This is permitted separately through the building department and the location will be reviewed at that time.
7. Provide a legend for the shading and hatching utilized on the Final Site Plan and Construction Plans.
8. Clearly label curb types. Additionally, D-curb is not permitted on the outside of travel lanes per Martin County Standard Detail R-40.
9. The internal roadway must be paved and counted as impervious in the stormwater calculations. The use of turf block / true grid pavers is not appropriate for the access road. [LDR Section 4.843.A.4].
10. Width of the internal roadway is inconsistent between the Final Site Plan and Construction Plan.

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

Electronic Files

Findings of Compliance:

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

Addressing

Unresolved Issues:

- #1 Since the right of way being opened will be public, the county will need additional time to determine

if we will need to be involved with its naming. For now, SE LeMans Dr can remain on the site plan.

#2 Please clarify the spelling for both SE Lemans Ln and SE LeMans Dr. Should they be different or is this a typo?

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

The proposed project will connect to the water and wastewater facilities of South Martin Regional Utility (SMRU)

Unresolved Issues:

1. No callouts noted.
2. No connections shown for water or sewer.
3. No material indicated on lines.

Wellfield Protection

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

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

Fire Rescue

Findings of Compliance

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Emergency Management

Item #1

Evacuation Plan Requirements

If the property is located within a Hurricane Surge Zone a submitted evacuation plan must be submitted documenting the agreement or evidence that the owner or manager has the ability to:

- a. Distribute timely notices to evacuate the area if an evacuation order has been issued to all residents and commercial lease owners.
- b. Provide all residents with Special Needs the information available to register for the Special Needs Shelter.

Remedy/Suggestion/Clarification:

- a. New revision addresses distribution, but not notification to residents if the area is under evacuation.
- b. Update link to <https://snr.flhealthresponse.com/>.

Update shelter list, missing Jensen Beach Elementary School and Palm City Elementary School.

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

ADA

Unresolved Issues:

1. As previously stated, provide additional proposed sidewalk elevations demonstrating a maximum 5% running slope and 2% cross slope are not exceeded.

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

Analysis provided below.

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA
Facilities Department

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



Martin County School District General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant: Nicholas E. Karangelen Revocable Trust
 Nicholas Karangelen, 703-963-1150
Project Name: Hobe Sound Townhomes
Parcel # - PCN: 27-39-42-000-000-00020-9
Date: 04/04/2024
Request: Request for a General School Capacity Analysis for Hobe Sound Townhomes 4-unit community on 1.28 acres over a 1 year period 2025, located on SE Dixie Hwy. near Hobe Sound, Fl.

Student Generation Calculation:

Residential Units (2 yrs.)	4
Current Student Generation Rate	.1987
Elementary 61%	.61
Middle 22%	.22
High 17%	.17
Total Forecasted Students	1

School Zone Enrollment & Permanent Capacity:

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2022-2023 (as of 10/13/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
South Zone –Hobe Sound Elementary School	488	439	828
South Zone –Murray Middle School	628	608	1202
South Zone – South Fork High School	1816	1781	2114

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

Facilities Department

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above- referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

Facilities Department
Martin County School District
1939 SE Federal Highway
Stuart, Florida 34994
Ph. 772.219.1200 Ext 30131

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 N 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.
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.

Item	Description	Requirement
5.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.
6.	Construction Plans	One (1) 24” x 36” copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
7.	Approved Final Site Plan	One (1) copy 24” x 36” of the approved final site plan.
8.	Approved 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.
9.	Approved Elevations	One (1) copy 24” x 36” of the approved elevations.
10.	Engineers Opinion of Probable Cost	Two (2) originals of the Engineer’s Opinion of Probable Cost, 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.
11.	Digital Copy of Site Plan	One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
12.	Engineer’s Design Certification	Original of the Engineer’s Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
13.	Property Management Documents	Two (2) copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County.
14.	Hauling Fee	A hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$859.53 shall be paid within sixty (60) calendar days of the project approval.
15.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

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

W. Fees

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$8,750.00	\$8,750.00	\$0.00
Inspection fees:	\$4,160.00	\$0.00	\$4,160.00
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: Nicholas E. Karangelen Revocable Trust
151 North Beach Road
Jupiter Island, FL 33455
Nicholas E. Karangelen
703-963-1150
nickatbeach@gmail.com

Agent: Architect Stergas & Associates
19540 Riverside Drive
Tequesta, FL 33469
James Stergas
561-575-3360
stergas2@gmail.com

Engineer of Record: Jeff H. Iravani Inc.
1934 Commerce Lane
Jupiter, FL 33458
561-575-6030
jhi@jhiinc.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 – Sketch and Legal Redlines

EXHIBIT A

PLEASE SEE COMMENT NOTATIONS.

REVIEWED BY: JET MARTEL, PSM
PROJECT SURVEYOR
PWD MARTIN COUNTY BOCC
(772)-288-5418 • jmartel@martin.fl.us

LEGAL DESCRIPTION

~~ACCESS-EASEMENT~~ RIGHT OF WAY

AN EASEMENT OVER, UNDER, AND ACROSS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3016, PAGE 1647, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING A PORTION OF BLOCK 2, AMENDED PLAT OF BLOCKS 1, 2 AND 3 HOBE SOUND, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 10, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF AFORESAID BLOCK 2, THENCE SOUTH 39°03'00" EAST (BEING AN ASSUMED BEARING AND ALL OTHERS RELATIVE THERETO) ALONG THE EASTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 70.11 FEET TO A POINT ON A LINE BEING 100 FEET NORTHERLY OF AND PARALLEL AS WITH MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF LOT 3, BLOCK 2; THENCE DEPARTING SAID EASTERLY LINE OF BLOCK 2, SOUTH 36°47'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 73.75 FEET TO A POINT ON THE WESTERLY LINE OF AFORESAID BLOCK 2, BEING 15 FEET EAST OF AND PARALLEL AS WITH MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SECTION 26, TOWNSHIP 39 SOUTH, RANGE 42 EAST; THENCE NORTH 00°00'19" WEST ALONG SAID WESTERLY LINE OF BLOCK 2, A DISTANCE OF 113.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,507 SQUARE FEET (~~0.05754 ACRES~~) MORE OR LESS.

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

SKETCH NO.: 819918_COUNTY ESMT.dwg NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL VAUGHT & ASSOCIATES, INC.

SURVEYORS, MAPPERS & PLANNERS

LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: survey@rlvaught.com

DATE OF SKETCH: 07/30/2024

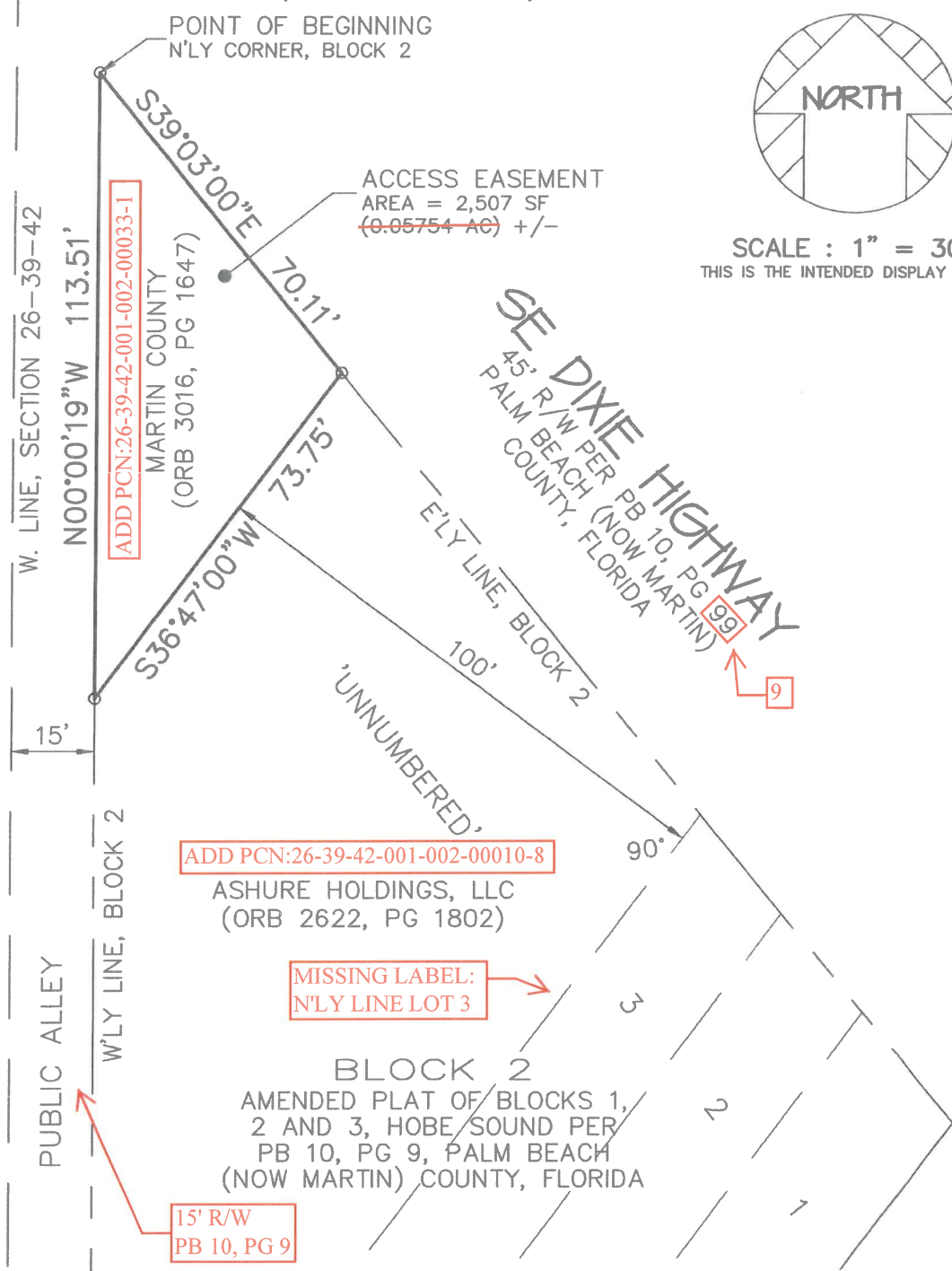
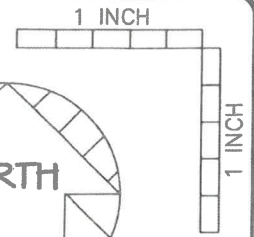
SCALE: N/A W.O. #: 819918

REVISIONS:

FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

SKETCH OF DESCRIPTION

(THIS IS NOT A SURVEY)



SCALE : 1" = 30'
THIS IS THE INTENDED DISPLAY SCALE

SURVEYOR'S NOTES

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON REFERENCE THE WESTERLY RIGHT-OF-WAY LINE OF SE DIXIE HIGHWAY, HAVING A BEARING OF S 39°03'00" E, AND ALL OTHERS ARE RELATIVE THERETO.

LEGEND:

- ~~AC~~ ACRES
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- +/- MORE OR LESS

RL VAUGHT & ASSOCIATES, INC.

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EMAIL: survey@rlvaught.com

DATE OF SKETCH: 07/30/24	SHEET: 2 OF 2	W.O. #: 819918	SKETCH NO. 819918_COUNTY ESMT
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