



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

OASIS AT HOBE SOUND MINOR FINAL SITE PLAN

Applicant:	Palms of Hobe Sound LLC (Justin Angel)
Property Owner:	Palms of Hobe Sound LLC
Agent for Applicant:	McCarty & Associates Land Planning & Design LLC
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	S269-002
Record Number:	DEV2022040007
Report Number:	2024_0104_S269-002_DRT_STAFF_FINAL
Application Received:	04/12/2022
Transmitted:	04/25/2022
Date of Report:	06/17/2022
Application Received:	02/09/2023
Transmitted:	02/13/2023
Date of Report:	04/03/2023
Application Received:	10/16/2023
Transmitted:	10/18/2023
Date of Report:	01/04/2024

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B. Project description and analysis

This is a request by McCarty & Associates Land Planning & Design, LLC on behalf of Palms of Hobe Sound, LLC for approval of a minor final site plan to develop 39 detached single-family lots. The approximately 19.44-acre property includes two parcels located on the west side of SE Gomez approximately 2 miles north of Bridge Road at 9450 SE Gomez Avenue in Hobe Sound. Included with this application is a request for a Certificate of Public Facilities Reservation.

The property has a future land use of Estate Density 2UPA with R-2 and R-2B single-family residential district zoning. The property is within the urban services district and is serviced by South Martin Regional Utility. Access to this site is from SE Gomez Avenue.

C. Staff recommendation

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Brian Elam	772-288-5501	Non-Comply
F	ARDP	Samantha Lovelady	772-288-5664	N/A
G	Site Design	Brian Elam	772-288-5501	Non-Comply
H	Urban Design	Brian Elam	772-288-5501	N/A
H	Community Redevelopment	Brian Elam	772-288-5501	N/A
I	Property Management	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental	Shawn McCarthy	772-288-5508	Comply
J	Landscaping	Karen Sjoholm	772-288-5909	Non-Comply
K	Transportation	Lukas Lambert	772-221-2300	Comply
L	County Surveyor	Tom Walker	772-288-5928	N/A
M	Engineering	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater	James Christ	772-320-3034	Comply
O	Wellfields	James Christ	772-320-3034	Comply
P	Fire Prevention	Doug Killane	772-419-5396	Comply
P	Emergency Management	Sally Waite	772-219-4942	N/A
Q	ADA	Stephanie Piche	772-223-4858	Comply
R	Health Department	Nicholas Clifton	772-221-4090	N/A
R	School Board	Mark Sechrist	772-219-1200	Comply
S	County Attorney	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	Brian Elam	772-288-5501	Pending

D. Review Board action

This application meets the threshold requirements for processing as a minor development MARTIN COUNTY, FLA., LDR, §10.2.C.1. (2021). Review and final action for this application is required by the Growth Management Director MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

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

E. Location and site information

Parcel number:	343842000063000009	18.87 Acres	Parcel 1
Parcel number:	343842000063000107	0.64 Acres	Parcel 2
Address:	9450 SE Gomez Ave., Hobe Sound, FL		
Existing zoning:	R-2 and R-2B, Single-family Residential Districts		
Future land use:	Estate Density 2UPA		
Nearest major road:	SE Gomez Ave		
Gross area of site:	19.51 acres		

Table 1: Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	Unopened ROW	N/A	N/A
South	Single-family residential	Low Density	R-2 and R-2B Single-family Residential
East	ROW (SE Gomez Ave)	N/A	N/A
West	Railroad	N/A	N/A

Figure 1: Location Map



Figure 2: Subject Site 2021 Aerial



Figure 3: Zoning Atlas (Excerpt)



Figure 4: Future Land Use Map



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

Unresolved Issues:

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. Identify the areas that make up Green Space listed in the Pervious Area and Open Space heading of the Site Data tables.
2. Stormwater Report planned approximately 4,000 square feet of impervious per lot: 3,000 for the dwelling and 1,000 for driveways, etc. For 39 lots this is 156,000 square feet. Impervious Area for buildings is shown as 152,100 square feet. The typical lot detail is showing a two-story dwelling and the typical lot grading is showing a three-story dwelling.

Remedy/Suggestion/Clarification:

1. Provide a typical lot detail for a one-story house with 6-foot side setbacks showing the maximum building envelope. Make this consistent with the planned values in the stormwater report.

2. Show the maximum building envelope for all lots and demonstrate the 50% open space can be met with the maximum building envelopes.

Item #2.

Site Plan Graphics

1. Expand on General Note #1 to say that all signs shall require a separate permit.
2. Within the Upland Preserve area in the northwest there is grayed text, SEE DETAIL “A” and Scrub Habitat Limits Area. What is detail A? Is this text related to the north and south lot lines that are extended onto the site plan as a reference for evaluating density transition? Remove this text if it’s unnecessary.

Item #3.

Plan Consistency

When submitting or resubmitting documents reference the project name consistently.

Traffic Impact Analysis – Palms at Hobe Sound

Engineering Plans – Oasis of Hobe Sound

Landscape Plan – Oasis at Hobe Sound

EOPC – Oasis

PAMP – Oasis of Hobe Sound

Information #1:

Land Clearing

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

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

Urban Design

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

Community Redevelopment Area

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

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

Unresolved Issues:

RIGHT OF WAY:

It has been determined that the Applicant is required to dedicate 10 feet of right of way on SE Gomez Avenue and 8.5 feet of right of way for the unopened right of way to the north of the subject parcel (SE 6th Street on the Conceptual Plan).

It has been determined that the Applicant is required to dedicate a 25-foot corner clip at the corner of SE Gomez Avenue and the unopened right of way to the north of the subject parcel (SE 6th Street on the Conceptual Plan). A Condition of Approval requiring the conveyance of the dedicated property to Martin County during the post approval process will be included in the Development Order.

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

TITLE COMMITMENT:

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

Note: The applicant provided a Title Commitment dated February 20, 2023 and is now over 180 days old. An updated Title Commitment is required.

SURVEY – SKETCH AND LEGAL DESCRIPTION:

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

Note: The applicant provided both the sketch and legal description and the boundary survey of the right of way dedication. After review by the Surveying Division, revisions are required for both documents and are attached the Staff Report. Please note that the boundary survey is to be prepared with the benefit of the updated Title Commitment.

ENVIRONMENTAL SITE ASSESSMENT:

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

Note: The applicant did not provide the Phase I and states that this will be provided at the plat subdivision application. This report needs to be provided during the site plan review process.

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

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. A 1.21-acre upland preserve area will be established and protected by a Preserve Area Management Plan (PAMP) that will be approved with this development order. The upland preserve area is comprised of rare, unique scrub habitat which accounts for all of the scrub habitat existing onsite.

Landscaping

Unresolved Issues:

Item #1.

Landscape Tabular Data

Remedy/Suggestion/Clarification:

The site data still does not seem to be consistent with the site plan. Categories are also different and confusing.

Landscape site data does not include a category of landscape but instead has been changed to Greenspace. It appears that calculations for greenspace includes the lots. Lots and preserve should be deducted from landscape data calculations.

Does the 262,159-sf claimed for landscape area on the site plan include the 111,644 sf of dry retention area?

Since percentages of native species meets code, *Hamelia patens* ‘compacta’ can be utilized, but please correct classification as a native species. This variety is native to either Africa or South America,

depending on nursery procurement. Comment not addressed. **Remove native designation for *Hamelia patens* 'compacta'.**

There is a plant leader of CAL but staff does not see this plant listed in the plant list. Please identify.

Item #2.

Landscape Bufferyard Fence, Wall, Berm

Please demonstrate compliance with the following criteria for landscape bufferyards [Section 4.663.B.8., LDR]:

1. Include a note that required fencing shall be maintained in good repair by the property owner.
2. When walls are proposed to meet bufferyard requirements, the facade treatment of the walls exceeding 100 feet in length shall require architectural columns at each 100-foot increment to encourage architectural variety and interests.

Remedy/Suggestion/Clarification:

Comment not addressed. The response letter says that a fence detail has now been added to the site plan, but staff cannot locate this detail. Provide page # where detail of proposed wall is located.

Item #3.

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.

Where an applicant demonstrates that connection of stormwater management systems to a preserve area interface is impractical due to requirements in Article 4, Division 9 or other documentation as approved

by the Growth Management Department Director, alternative compliance to this section may be provided. **At a minimum, the stormwater management systems will be required to be planted exclusively with native plant material, as described above.**

Remedy/Suggestion/Clarification:

The response letter still does not acknowledge this requirement. The response states that the native plantings are not necessary since there is no wet detention. Please note the above italicized code section which states that for alternative compliance, at a minimum requires the planting of native species within stormwater management systems. This would include the dry retention areas and areas labelled as ponds.

Retention areas need to be planted in native species.

Item #4.

Tree Protection

While sufficient trees have been provided to meet code requirements, the disposition table is incorrect. Credits for preserved trees needs to follow Table 4.664.F.1., not assigned tree credits equal to every inch of tree caliper. Please correct table.

Tree #6285 is shown to be removed but is credited as providing 15 tree preservation credits. Please correct.

K. Determination of compliance with transportation requirements – Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by The MilCor Group, Inc, dated March 2022. The MilCor Group, Inc. stated that the site's maximum impact was assumed to be 13 directional trips during the AM peak hour. Staff finds that SE Gomez Avenue is the recipient of a majority of the generated trips. The generalized service capacity of SE Gomez Avenue is 750. The project impact is 1.73% of the maximum volume of that roadway. SE Gomez Avenue is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2024).

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 Services Division***

Informational: providing page numbers and tabs in reports (including appendices and exhibits) and referencing page numbers in responses can assist in response clarity and in allowing reviewer to provide specificity in comments.

Unresolved Issues:

Item #1.

Right-of-Way Improvements

1. As previously stated, label all right of way dedications on the Final Site Plan (the 8.5-foot, 10-foot and the 25-foot corner clip).
2. Revise plans to remove the proposed valley curb from the SE Gomez Avenue right-of-way and replace with header curb. The header curb shall extend to the property line, not the basin boundary line.
3. As previously stated, CR-L is not appropriate for this location. Remove for consistency.
4. Informational: In addition to Final Site Plan approval, a Right of Way Use Permit Application will be required for this proposed development prior to scheduling a pre-construction meeting. It is recommended that the applicant submit the required Right of Way Use Permit Application at their earliest convenience, as it can be reviewed concurrently. The application can be found at: <https://www.martin.fl.us/martin-county-services/right-way-use-permit-application>.
5. Informational: The use of pavers within the right-of-way will require a maintenance agreement in conjunction with the right-of-way use permit.

Item #2.

Consistency with Other Plans

1. It is unclear what the linework that extends diagonally outside of the parcel boundary at the northwest corner of the site represents.
2. As previously stated, the configuration of the individual lots is unclear and insufficient for the review and approval of a proposed plat. Provide bearings and distances along each of the proposed lot lines within the boundary of the Final Site Plan and Horizontal Control Plan Sheet of the Construction Plans.
3. As previously stated, the configuration of the tracts and/or easements are unclear and insufficient for the review and approval of a proposed plat. Provide bearings and distances along each of the proposed drainage and roadway easements within the boundary of the Final Site Plan and Horizontal Control Plan Sheet of the Construction Plans, unless the easement is parallel or concentric to a lot line. Please note, drainage easements shall be shown along all side lot swales and be a minimum of 10-feet in width.
4. The annotations on the overall parcel boundary are not inconsistent with the FSP. Add boundary notations to the horizontal control plan.

Item #3.

Stormwater Management Report

1. As previously stated, the site data breakdown utilized in the stormwater management report is inconsistent with the Final Site plan. Revise for consistency and update report/calculations as necessary.
2. Revise the stormwater management report to demonstrate that each individual basin is utilizing the 100-year, 3-day storm event with zero discharge to set the finished floor. As shown, each basin other than the Post Gomez Ave node shows outflow in the summary table.
3. As previously stated, the Storm Summary in Section 3.2 of the Stormwater Management Report is inconsistent with the max stages shown in the Node Max Summary of the ICPR model. Revise for consistency.

Item #4.

Stormwater Management Construction Plans

As previously stated, clearly show where the perimeter containment berm is met along all basin boundaries. Additionally, it is unclear how the proposed berm will tie back into existing grade at or before the property line or preserve.

Development Order Conditions:

1. The developer/owner shall pay hauling fees to Martin County for any fill excavated from the site in connection with the construction appearing on the approved Final Site Plan and approved Construction Plans and hauled offsite. The Owner must comply with all County excavation and fill regulations.
2. Within sixty (60) days of final site plan approval, the Owner shall convey the following right-of-way to the County as depicted on the final site plan: 8.5-feet along the up-opened right-of-way north of the subject parcel, a 25-foot corner clip at the northeast corner of the parcel, and 10-feet along SE Gomez Avenue.

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

Addressing

Findings of Compliance

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

Electronic File Submittal

Findings of Compliance

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023)

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Findings of Compliance:

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

Wellfield and Groundwater Protection

Findings of Compliance:

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

South Martin Regional Utility (SMRU)

South Martin Regional Utility (SMRU) is the water and sewer utility provider for this project. Developments served by SMRU must receive and submit a letter of capacity reservation directly from the Utility. Please contact SMRU to obtain a reservation letter to demonstrate utility compliance. [ref. South Martin Regional Utility, Regulations, Policies, and Procedures; Section 1.2 "Utility Capacity Reservation Process"]

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

Fire Prevention

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

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

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

Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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

Martin County Health Department

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

Martin County School Board

Martin County School District CIP School Concurrency Determination

Project: Palms of Hobe Sound
Date Received: 4/28/2022
Project #: S269-002 – Minor Final Site Plan
Owner/Applicant: Palms of Hobe Sound, LLC
Location: 9450 SE Gomez Ave., in the South CSA

Planned Project Units: 39 SF

Project Unit Yield by Type of School

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

Concurrency Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	OCT. 15TH DATE CERTAIN 2021	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE LOS CAPACITY (C - G)
SOUTH CSA SCHOOLS								
Elementary								
Crystal Lake Elem	801	0	801	446	11		457	344
Hobe Sound Elem (Z)	750	0	750	482	35	4	521	229
Seawind Elem	750	0	750	504	19		523	227
Total	2301	0	2301	1432	65		1501	800
Middle								
Anderson Middle	1423	0	1423	1044	65		1109	314
Murray Middle (Z)	1094	0	1094	545	17	2	564	530
Total	2517	0	2517	1589	82		1673	844
High								
South Fork High (Z)	2114	0	2114	1852	71	3	1926	188

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

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

Comments: This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units.

Letter of No Objection w/Conditions: At this time we can provide a letter of no objection with the following conditions:

1. None.

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

Date Issued: 5/24/2022

Telephone: 772- 219-1200, Ext.30220

E-Mail: evermak@martinschools.org

S. Determination of compliance with legal requirements – County Attorney’s Office

Review ongoing.

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

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

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

Service provider - Martin County

Findings - positive evaluation

Source – South Martin Regional Utility (SMRU)

Reference - see Section O of this staff report

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

Sewer provider - South Martin Regional Utility (SMRU)

Findings - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

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

Findings - in place

Source - Growth Management Department

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

Findings - pending

Source - Engineering Services Department

Reference - see Section M of this staff report

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

Findings - in place

Source - Growth Management Department

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

Findings - pending

Source – Engineering Services Department

Reference - see Section M of this staff report

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

Findings - positive evaluation

Source - Engineering Services Department

Reference - see section K of this staff report

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

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

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

Findings - positive evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

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

U. Post-approval requirements

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

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

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
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.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
10.	Cost Estimate	Two (2) originals of the Cost Estimate, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
11.	Construction Schedule	Original of the construction schedule.
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.	Dedications	Two (2) copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County.
14.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with South Martin Regional Utility and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
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	\$8,750	\$0.00
Inspection fees:	\$4,160		\$4,160
Advertising fees *:			
Recording fees **:			
Impact fees***:			

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

***Impact fees are required at building permit.

X. General application information

Applicant:	Palms of Hobe Sound LLC Justin Angel 8965 SE Bridge Road, Suite 207 Hobe Sound, Florida 33455 561-922-1919 justin@brighthomesfl.com
Owner:	Palms of Hobe Sound LLC 1124 Kane Concourse Bay Harbor Islands, Florida 33154
Agent:	McCarty & Associates Land Planning & Design LLC Mike McCarty 309 SE Osceola Street, Suite 104 Stuart, Florida 34994 771-341-9322 mike@mccartylandplanning.com
Engineer of Record:	The Milcor Group, Inc. Melissa Corbett P.E. 10975 SE Federal Highway Hobe Sound, Florida 33455 772-223-8850 melissac@themilcorgroup.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 1: 2023_1117 RIGHT OF WAY REDLINES

Attachment 2: 2023_1117 SURVEY REDLINES