



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## **WATERS CAR WASH (AKA KSA EQUITIES) MINOR FINAL SITE PLAN**

Applicant:	KSA Equities Florida LLC/KSA Equities Holding, Inc.
Property Owner:	KSA Equities Florida LLC/KSA Equities Holding, Inc.
Agent for Applicant:	Fox McCluskey Bush Robison, PLLC (Tyson Waters, Esq.)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	W098-003
Record Number:	DEV2023030004
Report Number:	2024_0108_W098-003_DRT_STAFF_FINAL
Application Received:	05/15/2023
Transmitted:	05/17/2023
Date of Report:	08/18/2023
Application Received:	11/13/2023
Transmitted:	11/17/2023
Date of Report:	01/08/2024

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### *B. Project description and analysis*

This is a request by Fox McCluskey Bush Robison, PLLC on behalf of KSA Equities Florida LLC/KSA Equities Holdings, Inc for minor final site plan approval to construct a one-story 4,985 square foot single tunnel car wash and associated infrastructure. The subject site is located on the east side of SE Federal Highway approximately 1/10<sup>th</sup> of a mile north of South Hydrangea Street on undeveloped land. The subject site is approximately 2.45-acres and located on a portion of Tract 5 Block 74 of St. Lucie Farms Inlet Farms Plat in Stuart. Included is a request for Certificate of Public Facilities Reservation.

### **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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
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	Non-Comply
H	Community Redevelopment	Brian Elam	772-288-5501	N/A
I	Property Management	Ellen MacArthur	772-221-1334	N/A
J	Environmental	Shawn McCarthy	772-288-5508	Non-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	Non-Comply
M	Engineering	Stephanie Piche	772-223-4858	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	N/A
S	County Attorney	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	Brian Elam	772-288-5501	Pending

### **D. Review Board action**

This 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: 553841000074000520  
 Address: No assigned address  
 Existing zoning: B-1, Business District  
 Future land use: Commercial General  
 Nearest major road: SE Federal Highway  
 Gross area of site: 2.455 acres  
 Non-residential gross floor area: 4,985 square feet

**Table 1: Abutting Properties Details**

Direction	Development	Future Land Use	Zoning
North	Shopping Center	Commercial General	GC – General Commercial
South	Vacant	Commercial General	B-1 – Business District
East	Multi-family, Single-family	High Density	PUD-R and R-3 Multi-family
West	ROW – SE Federal Highway	N/A	N/A

**Figure 1: Location Map**

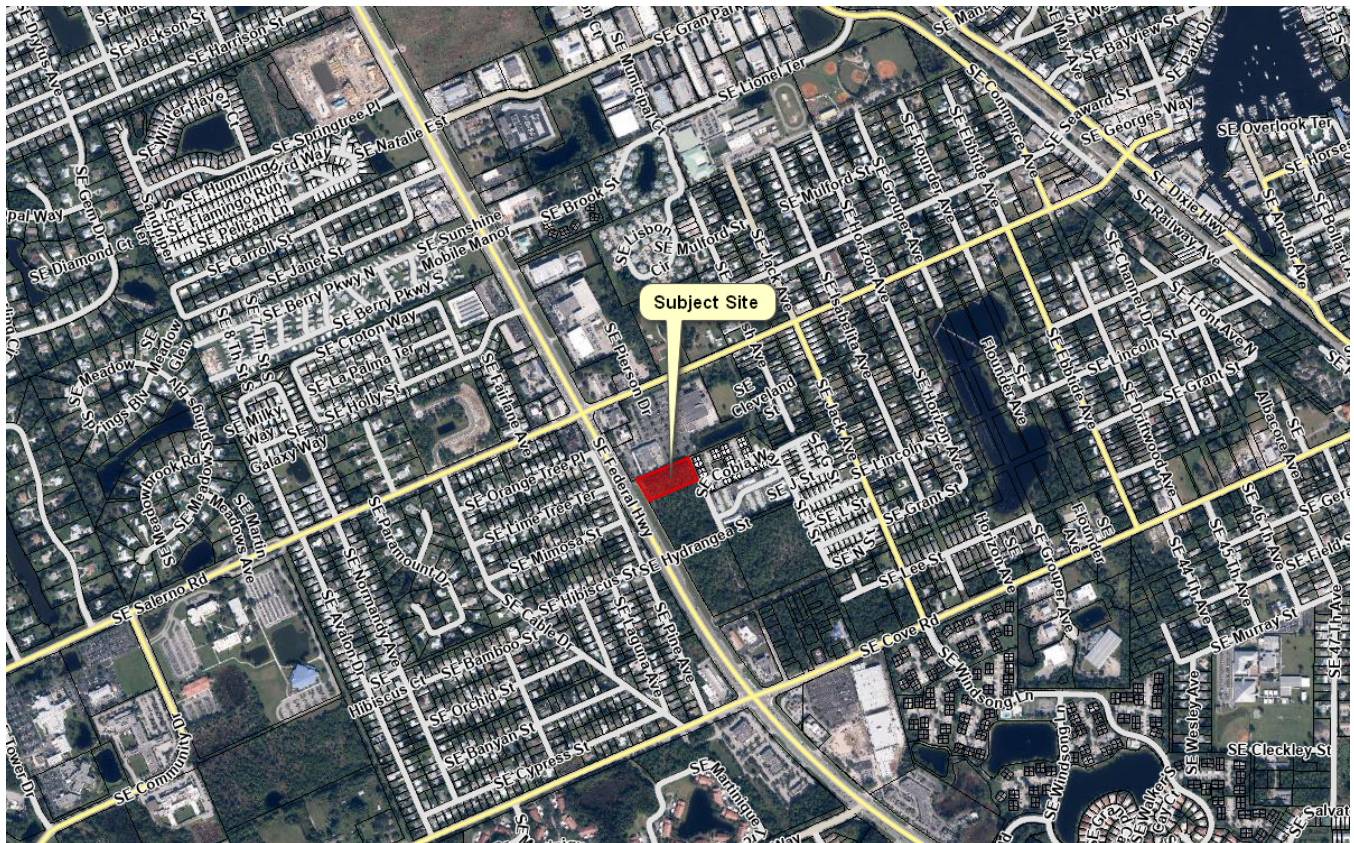
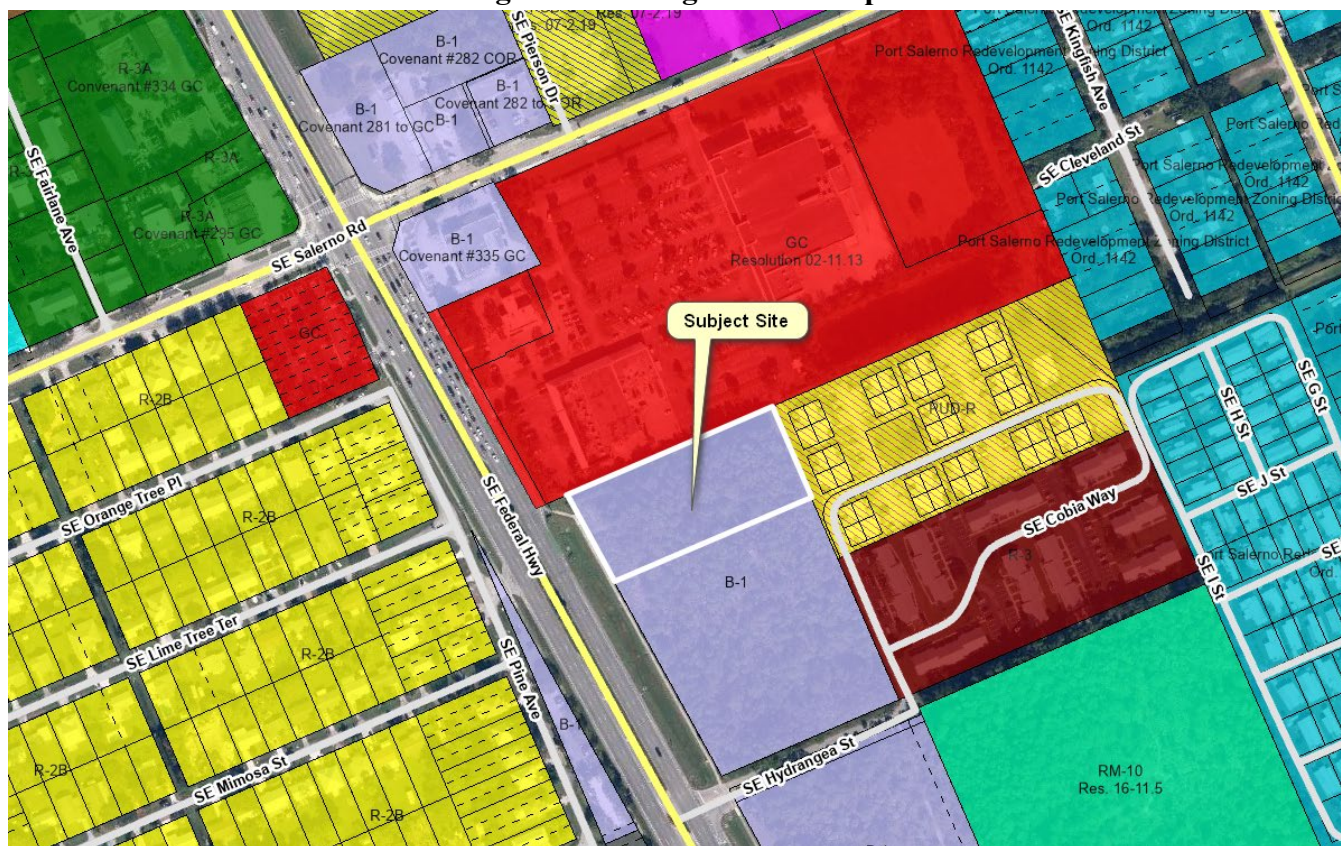




Figure 2: Subject Site Aerial

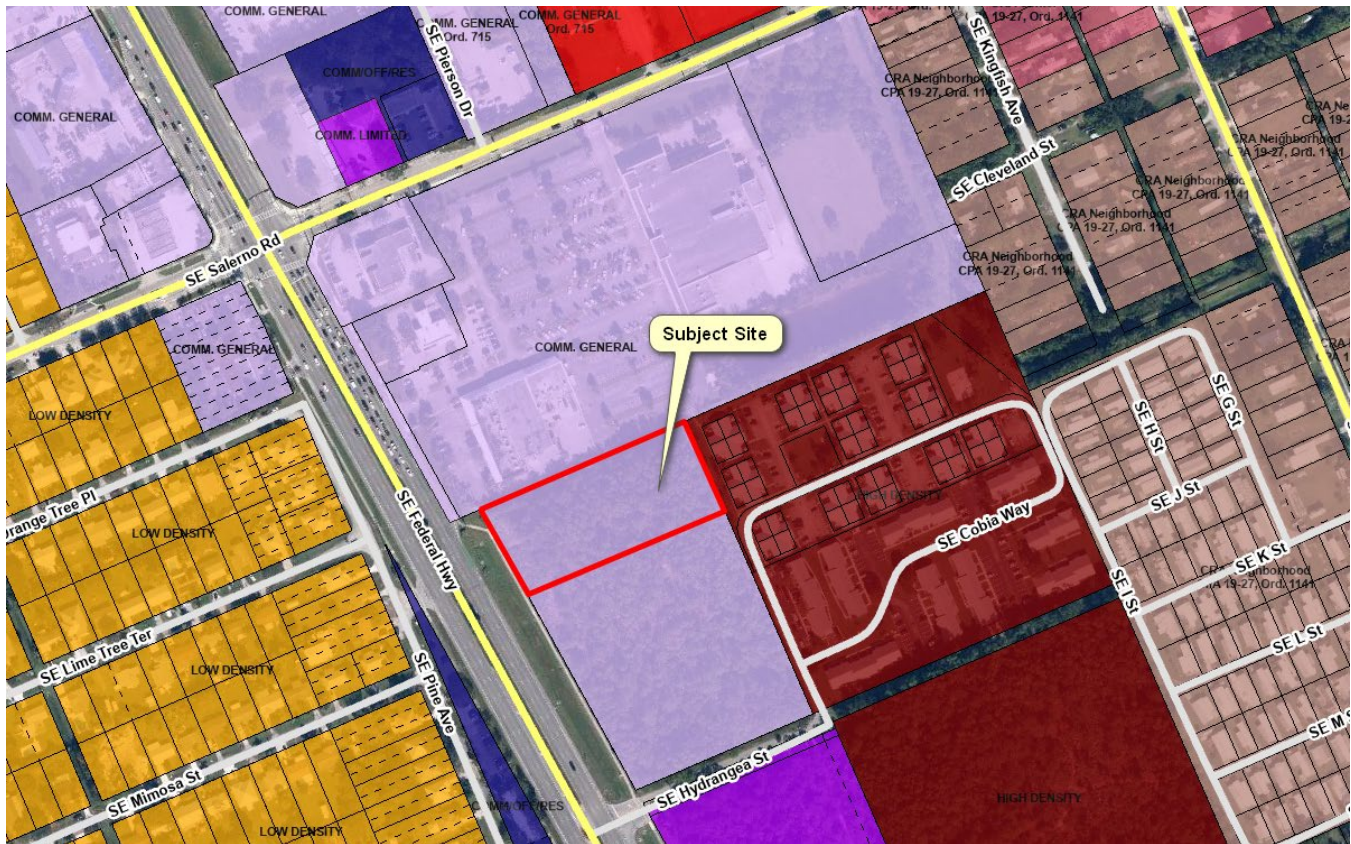


Figure 3: Zoning Atlas Excerpt





**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. As previously requested provide the minimum open space requirement of 20% in the Open Space Data Table
2. Provide the maximum building coverage requirement (60%) in the Building Data Table. Demonstrate compliance by providing the proposed building coverage in the adjacent column.
3. Site data identifies this site plan consists of a portion of PCN: 55-38-000-074-00050-2. Explain.

4. Maximum allowable building height for B-1 is 40'. Update Building Data Table.
5. Remove items from the Preserve Area Data Table which do not make up the preserve area.
6. The minimum required parking for this development is two spaces. The ADA space likely cannot be a vacuum space, please check federal regulation to determine if the ADA space may also be a vacuum space. Vacuum spaces do not count toward parking as these are ancillary to your primary use. Identify the required parking on the site plan and remove the vacuum spaces from the provided parking data table.

**Item #2.**

**Site Plan Graphics**

1. Change the sheet number on the Final Site Plan to FSP-1. The final site plan should not have the same sheet number as the horizontal control plan in the civil engineering drawings.
2. Add a second sheet to the final site plan, FSP-2, showing details for the dumpster enclosure, light pole, vacuum system enclosure, and bicycle rack.
3. Change the heading for Notes to Preserve Area Notes.
4. Commercial design standards require one bike rack for this development. Show the bike rack location on the site plan that complies with code MARTIN COUNTY, FLA., LDR, §4.873. (2013).

**Item #3.**

**General**

1. As previously requested provide a legal description for the lot with the Parcel Control Number(s) (PCN's) and gross area.
2. Provide an updated 1<sup>st</sup> page for the application listing the correct parcel control number.
3. Provide an updated warranty deed and unity of title.

**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**

**Unresolved Issues:**

**Item #1.**

**Project Title**

Update the project title in the title bar of the architectural sheets to Waters Car Wash for consistency.



**Item #2.**

**Architectural Design Standards (LDR Section 4.872.)**

The primary façades for this development are the North, South and West facades.

1. Control of Building Mass (4.872.B.) Demonstrate compliance with this section of code.
2. Minimum Design Elements (4.872.C.2.) List the four features proposed to satisfy this requirement for the primary facades.
3. Limitations on Blank Wall Areas (4.872.C.3.) Demonstrate compliance with this section of code.

**Item #3.**

**Site Design Standards (LDR Section 4.873.)**

One bike rack is required for this development.

**Item #4.**

**Alternative Compliance (LDR Section 4.874.)**

A request for alternative compliance must be made for all requirements not met.

**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***

No dedication of right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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

**Environmental**

**Unresolved Issues:**

**Item #1.**

Environmental Assessment (EA) and PAMP

The PAMP states that a restoration plan for the upland preserve area will be provided under separate cover but was not part of the resubmittal package. As a result of the unauthorized clearing of upland habitat, it is necessary to address any restoration of this habitat and preserve area with this application. Please provide a restoration plan that will be part of this PAMP.

**Item #2.**

Construction Grading adjacent to Preserves

Pursuant to Section 4.33.B, LDR, Martin County Fla., new construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures; setbacks for accessory structures, such as but not limited to pool decks, screen enclosures and driveways, shall be five feet. Graded areas landward of these required buffer protection areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized to the satisfaction of the county engineer.

Your construction plans show proposed grading within the construction setback area under cross-section H-H. Please modify your plans to provide for no grading or filling within five feet of the preserve boundary and update the cross-sections accordingly.

**Landscaping**

**Unresolved Issues:**

**Item #1.**

General Landscape Design Standards

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

1. Screening materials and landscaping used to screen service function areas shall be consistent with the design of the primary facades
  - a. Please label the dumpster/enclosure, and other service function areas and provide enough specificity on the landscape and construction plans to demonstrate compliance with these requirements.
  - b. The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)

**Remedy/Suggestion/Clarification:**

Add these notes to the plan. Label the dumpsters.

**Item #2.**

Landscape Native Tree Protect & Survey

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

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected



include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.

2. The development activity shall preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed.
3. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.
4. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

**Remedy/Suggestion/Clarification:**

The disposition table provided is not complete and does not include all protected trees to be removed, specifically Tree #40 should be included and protected. Native trees within perimeter areas (#440) and the Type 4 Buffer (#424, 425, &426) need to be preserved and protected.

The previous trees identified as “unknown” trees are now identified as being exotic, please identify species of these trees.

**Item #3.**

**Construction Standards - Tree Protection**

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

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and , no use of concrete, paint, chemicals or other foreign substances.
4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior

approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

**Remedy/Suggestion/Clarification:**

Existing trees within the Type 4 buffer should be protected if feasible. See also Item #2 above. Review and provide barricades on the clearing plans.

**Item #4.**

**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:

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.

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 retention area adjacent to the preserve area needs to be planted with native species.

Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

***K. Determination of compliance with transportation requirements – Engineering Department***

**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 Traffic Impact Group, LLC dated August 2023. Traffic Impact Group, LLC stated that the site's maximum impact was assumed to be 39 directional trips during the PM peak hour. Staff finds that SE Federal Highway is the recipient of a majority of the generated trips. The generalized service capacity of SE Federal Highway is 3020. The project impact is 1.29% of the maximum volume of that roadway. SE Federal Highway is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2026).

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility) (Article 5, Division 1, Section 5.3).

***L. Determination of compliance with county surveyor – Engineering Department***

**Unresolved Issues:**

**RELEASE OF TIITF RESERVATION**

The applicant needs to apply for a Release of Reservation from Florida Department of Environmental for the TIITF Reservation recorded in DB 32/188 on parcel 55-38-41-000-074-00050-2. Release of the TIITF Reservations are initiated through FDEP and then approved by FDOT and subsequently approved by the County Engineer.

Brad Richardson is the FDEP contact for the release application. His telephone number is 850-245-2563 and his email is [Brad.Richardson@floridadep.gov](mailto:Brad.Richardson@floridadep.gov)

Jeffrey D. Smith is the FDOT contact for District 4. His telephone contact number is 954-777-4560 and his email is [Jeffrey.Smith@dot.state.fl.us](mailto:Jeffrey.Smith@dot.state.fl.us)

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

**Compliance with Adequate Public Facilities Ordinance:**

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

**Findings of Compliance:**

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the excavation of 4,617 cubic yards is proposed; therefore, a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$969.57 shall

be paid within sixty (60) calendar days of the project approval. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development will include full on -site retention of the 100-year 1-day storm event. The applicant proposed a stormwater system consisting of exfiltration trench and a dry retention area. The applicant demonstrated the water quality volume is being met in the proposed stormwater system; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: The site falls within Special Flood Hazard Area X. The applicant demonstrated that the minimum finished floor elevation of 17.00-feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm event (16.98-feet NAVD); therefore, the applicant demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19- Roadway Design: The applicant has demonstrated compliance with Division 19 with the design of the proposed connection to US-1.

### **Development Order Conditions**

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

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.

### ***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)

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

**Fire Prevention**

**Finding 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. [2020 Florida Building Code, Accessibility, 7th Edition]

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

**Martin County Health Department**

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

**Martin County School Board**

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

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

Review ongoing.

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

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

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

Service provider - Martin County

Findings - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

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

Sewer provider - Martin County

Findings - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

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

Findings - in place

Source - Growth Management Department

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

Findings - positive evaluation

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 - positive evaluation

Source – Engineering Services Department

Reference - see Section M of this staff report

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

Findings - positive evaluation

Source - Engineering Services Department

Reference - see section L of this staff report

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

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

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

Findings - positive evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

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

#### ***U. Post-approval requirements***

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

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

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



Item	Description	Requirement
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	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. <ul style="list-style-type: none"> <li>a. Revise the Construction Plans to address the following: Although the current top of the exfiltration trench is set at 14.50' NAVD, the ground elevation above the trench section has a minimum grade elevation of 15.60' NAVD. Given the trench is proposed below pavement and the pavement section is 22", per cross section A-A on sheet CE9A, the trench need to be lowered to a minimum of 22" below the lowest proposed grade above it to prevent the trench from encroaching into the pavement section.</li> </ul>
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) 24" x 36" copy of the approved elevation drawings signed and sealed by a licensed architect.
10.	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.

Item	Description	Requirement
11.	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.
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.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
14.	Hauling Fee	The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the excavation of 4,617 cubic yards is proposed; therefore, a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$969.57 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	\$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: KSA Equities Florida LLC/ KSA Equities Holdings, Inc.  
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## Y. Acronyms

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations

LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Waste Water Service Agreement

## ***Z. Attachments***