



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### ***A. Application Information***

## **HOBE FARM REALTY LLC MAJOR FINAL SITE PLAN**

Applicant:	Hobe Farm Realty, LLC
Property Owner:	Hobe Farm Realty, LLC
Agent for the Applicant:	Giangrande Engineering and Planning, LLC
County Project Coordinator:	Pete Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	H151-001
Record Number:	DEV2019090008
Report Number:	2020_1012_H151-002_Staff_Report_Final
Submittal Received	08/10/2020
Transmitted	08/11/2020
Date of Report:	10/12/2020

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### ***B. Project description and analysis***

Request approval for major final site plan approval for the development of an approximate 125 acre agricultural subdivision with one existing developed parcel. The site is located on the west side of SW Pratt Whitney Road about two miles south of Bridge Road in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

The site is the subject of a notice of violation for excavation of lakes or ponds without a permit or development order. A portion of the site is developed with a single family home and several lakes. The remaining site area is undeveloped.

The 125 acre site is proposed to be subdivided pursuant to agricultural requirements of 20 acre minimum size lots. The project review encompasses the lake development and the proposed subdivision and subsequent platting of the parcel.

The site is located outside of the primary and secondary urban services districts.

### ***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	Pete Walden	772-219-4923	Non-Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	NA
G	Site Design Review	Pete Walden	772-219-4923	Non-Comply
H	Community Redevelopment Review	Santiago Abasolo	772-288-5485	NA
H	Commercial Design Review	Santiago Abasolo	772-288-5485	NA
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	NA
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjoholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Thomas Walker	772-288-5928	NA
M	Engineering Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Non-Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Emergency Mgmt Review	Sally Waite	772 219 4942	NA
P	Fire Prevention Review	Doug Killane	772-288-5633	Non-Comply
Q	ADA Review	Stephanie Piche	772-223-4858	NA
R	School Board Review	Kimberly Everman	772 219-1200	NA
R	Health Review	Todd Reinhold	772 221-4090	Comply
S	County Attorney Review	Krista Storey	772 288-5923	NA
T	Adequate Public Facilities Review	Pete Walden	772-219-4923	NA

**D. Review Board action**

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

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

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

**E. Location and site information**

Parcel number(s) and address: 05404100000000107 15000 SW PRATT-WHITNEY RD  
 Existing Zoning: A-2, Agricultural  
 Future Land use: Agricultural  
 Gross area of site: 124.74

### Site Location Map



### Aerial



**Adjacent uses:**

North, South, East:  
West:

Agriculture  
Undeveloped

### Proposed Development



### Zoning Atlas Excerpt



Adjacent lands

North:

South, East, West:

AG-20A, General Agricultural District

A-2, Agricultural District

### Future Land Use Map Excerpt



Adjacent lands are all Agriculture future land use

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

##### **Unresolved Issues:**

##### **Item #1:**

Generic Comp Plan Compliance-GMD

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: application materials**

Please provide all application materials digitally as they are provided on hard copy.

The disclosure of Interest, application and digital affidavit are all blank forms in the digital files.

##### **Item #2: Data Table**

1. The data table does not provide clear totals of the site area.

Please provide a complete table for the development area, (75 acres).

Include total open space and impervious areas totaling 100% of the 75 acres.

The only difference in the existing versus post tables is the lake area which can be presented as existing and proposed on the table.

2. Provide a separate table for the undeveloped area. This should include open space areas and the access road.

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

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***

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

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

**Environmental**

**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.

**Informational Comment:**

Comments regarding the county's littoral and upland transition zone requirements for excavations are included in the landscaping section of this report.

Also, the environmental assessment identified a nesting killdeer on the property. This species is protected under the Migratory Bird Act during nesting activities. Please be aware the county will not authorize land clearing or site preparation work within 75 feet of the nest until the young have fledged the nest.

**Landscape**

**Unresolved Issues:**

**Item #1:**

Additional Landscape Condition

LITTORAL PLANTING REQUIREMENTS

**Final Site Plan:**

Please identify the areal extent of lake littoral and upland transitional planting areas on the Final Site Plan. Include information quantifying the total linear footage of lake to be constructed and square footage of planted littoral and upland transitional area to be planted.

Please demonstrate compliance with the following requirements for any application for excavating and/or filling:

1. Excavated lakes or ponds shall be planted with required littoral and upland vegetation prior to the issuance of the first certificate of occupancy for. For lakes within single lots, the planting shall begin within 30 days of completion of the excavation.
2. The littoral zone shall include a total area of at least ten square feet per linear foot of lake perimeter. The lake perimeter shall be measured at the control elevation of the lake. The littoral zone planting area consists of that area between one foot above control water elevation to four feet below control water elevation.
  - a. Slopes for planted littoral zones shall be no steeper than ten feet horizontal to one foot vertical to a distance of five feet waterward of the designated planted littoral zone area. Shallower slopes are encouraged to promote greater success of the littoral zone plantings.
  - b. The littoral zone shall be planted with at least five species of appropriate native wetland vegetation with an average spacing of two feet on center. Submergent vegetation, such as underwater grasses, as well as emergent vegetation may be used to satisfy the littoral planting requirement. The design and species used shall have an anticipated minimal 80 percent coverage.
  - c. A minimum of one tree for every 500 square feet of littoral zone area is required. The trees must be a minimum of eight feet in height and consist of native freshwater wetland and transitional varieties.
3. Upland and transitional zone planting area requirement. The native upland and transitional zone buffer area shall also include a total area of at least ten square feet per linear foot of lake perimeter. The native upland and transitional zone planting area consists of that area immediately beyond the landward extent of the littoral zone planting area. The native upland and transitional zone buffer may consist of preserved or planted vegetation but shall include trees, understory and ground cover of native species only. The native upland and transitional zone and the adjacent littoral zone shall be designed and maintained to provide a continuous compatible habitat area.
  - a. The upland and transitional zone shall be planted with at least five native plant species which shall include trees with a minimum height of eight feet and understory seedlings with a minimum height of 18 inches. Existing native vegetation in the upland transitional zone shall qualify to help fulfill this requirement. Plants are required to be installed in accordance with the applicable standards provided in division 1 of this article. The design and species used shall have an anticipated minimum 80 percent coverage.
  - b. A minimum of one tree shall be planted for every 500 square feet of upland and transitional zone area. The trees must be a minimum of eight feet in height and native upland and transitional varieties.

**Construction Plans:**

Cross sections, signed and sealed by a Florida registered engineer and/or land surveyor, as appropriate,

showing:

- a. Elevation of existing ground;
- b. Peak elevation of proposed fill;
- c. Lowest point of proposed excavation;
- d. Typical side slopes; and
- e. The littoral, upland and transitional zones and elevations (see criteria below).

**Landscape Plans:**

- a. A littoral, upland and transitional buffer zones plan, including a planting plan, and a lake management plan prepared by a qualified environmental consultant with experience in restoration ecology. Pursuant to Section 4.348.B, LDR, Martin County Fla. (2001)

**The planting plan should include:**

1. The species and number of plants to be used; the location and dimensions of littoral, and upland and transitional areas; typical cross section of planted littoral, upland and transitional areas and the methods for planting and ensuring survival of the plants.
2. The littoral zone area shall include a total area of at least ten square feet per linear foot of lake perimeter.

Please include a table to show the linear footage of proposed lakes relative to square footage of littoral and upland transitional vegetation to be provided attendant to each.

**Littoral Management Plan**

Please provide for a lake management plan prepared by a qualified environmental consultant with experience in restoration ecology. The plan shall provide for the following:

- a. A description of how vegetation is to be established including the extent, method, type, and timing of any planting provided.
- b. A description of the water management procedures to be followed to assure the continued viability and health of the plantings.
- c. Siltation avoidance. Water management systems such as swales and interconnected wetlands and lakes shall be specifically designed to inhibit siltation of the lakes and wetlands and the eutrophication process. The permittee shall submit a written environmental management and lake monitoring plan specifying system monitoring methods and corrective actions should siltation or eutrophication occur.
- d. A written strategy that identifies who shall be responsible for regular monitoring and removal of noxious, pest plant, and exotic species in order to assure a continued healthy diversity in littoral zone vegetation.

**Performance Standards**

The plans shall contain the following statement:

"It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Planning and Development Services Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas."

**Remedy/Suggestion/Clarification:**



Littorals have only been shown for 2 of the 4 existing and proposed lake reconfigurations. The original permit for the lake on Lot 1 had a condition that required establishment of littoral and upland transition areas; these plantings do not appear to have been established and this condition remains open on the permit. No upland transition zones have been shown on the two lake plans provided and no littoral trees are included. No littorals or upland transition zone is proposed for the western lake on Lot 2. Please revise plans to provide required littoral and upland transition zone plantings on all the lakes.

Provide width dimensions of proposed littorals and upland transitional areas to document and provide a criteria that can be measured.

A Lake Management Plan has not been provided. Please provide.

The lake slope cross-section provided on the construction plans show a proposed 4:1 slope which is not consistent with the required cross-section of a 10:1 slope for littoral zones. It is acceptable for a 4:1 slope to allow the main littoral to be established 1 foot below control, but the balance of the littoral shelf must provide for a 10:1 slope. In addition the 10:1 slope is required for a minimum distance of 5 feet waterward of the planted littoral shelf not the 2:1 slope shown on the plans.

#### ***K. Determination of compliance with transportation requirements - Engineering Department***

The proposed development is expected to generate trips less than 1% of the adjacent roadway's generalized service capacity. Therefore, a Traffic Impact Analysis will not be required.

#### ***L. Determination of compliance with county surveyor - Engineering Department***

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

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

### **RIGHT-OF-WAY IMPROVEMENTS**

1. The proposed development is subject to the payment in lieu of construction of the required sidewalks along SW Pratt Whitney Road. The applicant shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost of construction is \$25 per linear foot for the total length of property fronting SW Pratt Whitney Road (2,425-feet) which equates to \$60,625.
2. Specify on the Construction Plans whether or not any improvements will occur within the right of way.
3. In addition to Final Site Plan approval, a Right of Way Use Permit Application will be required for this proposed development if any work is being proposed within the right of way 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. Please submit the application

to Carol Higgins (772-288-5462) in the Public Works Department. The application can be found at: <https://www.martin.fl.us/martin-county-services/right-way-use-permit-application>

### **PRIVATE ROAD MAINTENANCE**

1. 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 dedications language of a proposed plat. Alternatively, if the access drives will be part of a parcel, an access easement must be recorded [MARTIN COUNTY FLA., LDR SECTION 4.843.I (2010)]

### **OFF STREET PARKING**

1. Provide a vehicular turn-around for emergency vehicles at the end of each access drive.

### **CONSISTENCY WITH OTHER PLANS**

1. The configuration of the individual lots is unclear and insufficient for the review and approval of an eventual plat. Provide bearings and distances along each of the proposed lot lines within the boundary of the Final Site Plan and Construction Plans.
2. The configuration of the drainage easements (if any) is unclear and insufficient for the review and approval of an eventual plat. Provide bearings and distances along each of the proposed drainage and roadway easements within the boundary of the Final Site Plan, unless it is clear that the easement is parallel or concentric to a lot line.
3. The boundary on the eastern and western property boundaries appear to be duplicated. .
4. The construction plans must include an index/title page with drawing number references.

### **STORMWATER MGMT MATERIALS – FINAL**

1. Revise the provided signed and sealed topographic survey to include additional existing elevations, paying particular attention to the areas of the proposed lot boundaries [MARTIN COUNTY, FLA., LDR SECTION 4.384.A.3 (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.2.a (2001)]
2. Provide pre and post development drainage basin maps. All basins and the sizes of the basins in acres must be shown. The outlines and sizes in acres of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Flow paths shall be indicated throughout, including final outfalls from the development and basins. [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.B.7.c (2001)]
3. Provide cut/fill calculations for both the excavation that has already occurred and the proposed excavation.
4. Revise the provided engineer's opinion of probable excavation, fill, and hauling form to account for 100% hauling of the previously excavated material, plus a breakdown of the proposed excavation.

## **STORMWATER MANAGEMENT PLAN**

1. Provide supporting documentation (excerpts from the Permit) for the control elevation that is being relied upon within the stormwater management report.
2. Revise the pre-development runoff rate to account for predevelopment conditions (prior to any development, land disturbance, or farming activities). [MARTIN COUNTY, FLA., LDR SECTIONS 4.382 (2015)]
3. The proposed Flood Hazard Map appears to be printed as a mirror image. Revise for legibility.
4. Provide additional information demonstrating how the proposed stormwater system will function. It is unclear if stormwater attenuation and water quality requirements will be met individually each lot (or on the project as a whole), or what maximum thresholds are being set for development.
5. The final site plan, and stormwater management plan must set maximum impervious areas for each lot and minimum finished floor elevations for development.

## **STORMWATER MGMT CONSTRUCTION PLANS**

1. It is unclear if the pipes between the northern and southern parcels are existing or proposed.
2. It is unclear where the minimum containment perimeter berm elevation is met or where the eventual outfall is.
3. Revise the proposed plans to demonstrate that the requirements of Article 4, Division 8 have been met.
4. Demonstrate where the littoral plantings will be located on both the plan view and cross sections..
5. Provide cross sections for all the excavated areas. The side slopes cannot exceed 4:1 to a point 3-feet below the control elevation and 2:1 from a point 3 feet below the control elevation to the bottom of the excavated area. [MARTIN COUNTY, FLA., LDR SECTIONS 4.348.B (2018)]
6. Demonstrate that no excavation has occurred or is proposed within 20 feet of a right-of-way or within 50' of an adjacent parcel [MARTIN COUNTY, FLA., LDR SECTIONS 4.348.A.2 (2018)]
7. Provide note on the Construction Plans stating that the stabilization (seed or sod) of the disturbed areas must be completed within 30 days of vegetation removal. Provide method of stabilization. Stabilization (seed or sod) of the disturbed areas is not specified
8. Provide note on erosion control plans: Contractor must use site stabilization methods, such as, but not limited to, seeding, wetting, and mulching which minimize airborne dust and particulate emissions generated by construction activity. Such methods shall be completed progressively and actively maintained as vegetation removal occurs within a given area of a site. At the pre-construction meeting, the contractor shall inform the county which vegetation removal methods will be conducted and the plan to minimize airborne dust and particulate emissions.
9. The appropriate warning signs for the proposed excavation are not identified [MARTIN COUNTY, FLA., LDR SECTIONS 4.348.A. (2018)]

**Development Order Conditions:**

1. The proposed development is subject to the payment in lieu of construction of the required sidewalks along SW Pratt Whitney Road. The applicant shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost of construction is \$25 per linear foot for the total length of property fronting SW Pratt Whitney Road (2,425-feet) which equates to \$60,625.

2. An annual progress report shall be submitted to the Public Works Department within 30 days of the anniversary date of the permit for all filling or mining permits that have a duration of more than one year. The report shall be prepared by a Florida registered engineer, shall demonstrate that the permit criteria have been met to date and that the project is in compliance with all other applicable permits. The annual progress report shall include record ("as-built") drawings of all work done to the date of the report. The following certification statement must also appear with the annual certification report [MARTIN COUNTY, FLA., LDR SECTION 4.349. (2001)]:

I hereby notify Martin County of the completion of all excavation and filling for the above referenced project and certify that they have been constructed in conformance with the plans and specifications permitted by the county including, but not limited to, all area and quantities of vegetated littoral and upland buffer zones, all excavation and fill material quantities, excavation depths, and natural resources protection. (A copy of the approved permit drawings is attached.) I hereby affix my seal this \_\_\_\_\_ day of \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_, 20\_\_\_\_\_.

3. Within 30 days of the completion of the excavation and/or filling or mining, a Florida registered professional engineer, a Florida registered professional surveyor and mapper, or a Florida registered professional landscape architect shall certify that the excavation was constructed in substantial conformance with the plans and specifications approved by the county. A certification statement must also appear on the certification report. MARTIN COUNTY, FLA., LDR SECTION 4.351. (2001)

4. All disturbed mining/excavation/fill areas shall be reclaimed, and reclamation shall begin immediately following excavation/fill or each phase of excavation/fill, whichever occurs first. All disturbed and reclaimed areas shall be planted or seeded with a permanent native ground cover to reduce the loss of topsoil due to water and wind erosion, to prevent the establishment of prohibited plant species and to provide adequate growing conditions for reclamation planting requirements. MARTIN COUNTY, FLA., LDR SECTION 4.348.C. (2001)

5. A three-year performance bond/security and executed commitment is required to ensure that restoration of the excavation and/or fill or mining site shall be completed, including items such as, but not limited to, general clean-up, grading, and vegetation of the lake banks littoral zones, and upland transition zone. The amount of the security shall be approved by the County Engineer and shall be based on 110 percent of a cost estimate prepared by a Florida registered Engineer of the general clean up, grading, and site restoration include in the required littoral zone and upland planting by an environmental professional. The guarantees for phased project may be bonded separately. MARTIN COUNTY, FLA., LDR SECTION 4.350. (2001)

6. A hauling operations report, and payment of associated hauling fees shall be submitted quarterly to the County Public Works department. MARTIN COUNTY, FLA., LDR SECTION 4.343.C. (2001) See also Section M, Engineering.

***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. (2018).

**Electronic Files**

**Unresolved Issue:**

Please label Lot 6 on the AutoCAD dwg file for the final site plan.

***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***

**Finding of Non-Compliance**

The Fire Prevention Bureau finds this submittal to not 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. Please resubmit documents demonstrating compliance with the applicable code.

#### **18.4.5 Fire Flow Requirements for Buildings.**

##### **18.4.5.1 One- and Two-Family Dwellings.**

**18.4.5.1.1** The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour.

Please demonstrate compliance.

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

#### ***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 Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities  
Service provider – On site well  
Findings – In place  
Source - private

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider – on site

Findings – In place

Source - OSTDS

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 Department

Reference - see Section M of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – Positive evaluation

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings - Comply

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***

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

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

**Item #1:**

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

**Item #2:**

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

**Item #3:**

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

**Item #5:**

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 #6:**

If there has been a property title transfer since the approval, provide an original of the Unity of Title, executed by the new property owner, consistent with the County approved format. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

**Item #7:**

Original of the construction schedule.

**Item #8:**

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.

**Item #9:**

Two (2) originals 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.

**Item #10:**

One (1) copy of the documents verifying that the access easement has been adequately dedicated and recorded in the public records of Martin County.

**Item #11:**

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #12:**

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

**Item #13:**



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

**Item #14:**

The proposed development is subject to the payment in lieu of construction of the required sidewalks along SW Pratt Whitney Road. The applicant shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost of construction is \$25 per linear foot for the total length of property fronting SW Pratt Whitney Road (2,425-feet) which equates to \$60,625.

**Item #15:**

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

**V. Local, State, and Federal Permits**

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:	\$9,997.00	\$9,997.00	\$0.00
Inspection fees:	\$4,000.00	\$0.00	\$4,000.00
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	TBD		

\* 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                   Hobe Farm Realty, LLC  
Hobe Farm Realty, LLC  
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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**