



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. *Application Information*

MERIDIAN MARINA 79TH AMENDMENT TO THE MARTIN DOWNS PUD AND REVISED MARINA VILLAGE MASTER SITE PLAN AND REVISED FINAL SITE PLAN

Applicant:	AC Meridian Marina, LLC
Property Owner:	AC Meridian Marina, LLC
Agent for the Applicant:	Morris A. Crady, AICP, Lucido & Associates
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	M035-210
Application Type and Number:	DEV2021090007
Report Number:	2021_1124_M035-210_Staff_Report_Final
Application Received:	09/14/2021
Transmitted:	09/16/2021
Date of Staff Report:	11/24/2021

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B. *Project description and analysis*

Requesting approval of the 79th Amendment to the Martin Downs PUD Zoning Agreement including a revised master plan for the Martin Downs Marina Village and a revised final site plan for the Meridian Marina. The approximate 11 acre parcel is located on the south side of SW Chapman Way in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

The Meridian Marina was developed in the early 1990's as part of a master planned Marina Village that included four phases. Phases 1 and 2 involved the marina basin and boat storage facility. Phase 3 included a 49 unit condominium complex which is not part of this application. Phase 4 was never developed.

The revised final site plan for Meridian Marina includes the addition of dry boat storage to accommodate 215 boats in addition to the existing 325 dry slips. The proposed restaurant is to be approximately 6,000 sq. ft. and the existing sales and operations offices will be reduced to 2,400 sq. ft.

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	Comprehensive Plan	Pete Walden	219-4923	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Pete Walden	219-4923	Non-Comply
H	Urban Design	Pete Walden	219-4923	Non-Comply
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Ellen McArthur	288-5793	N/A
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Lindy Cerar	320-3055	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Non-Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	288-4858	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4941	N/A
Q	ADA	Stephanie Piche	288-4858	Non-Comply
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5923	Review Ongoing
T	Adequate Public Facilities	Pete Walden	219-4923	Comply

D. Review Board action

This application is classified as a major development. As such, final action on this request for the 79th PUD Amendment and Revised Master Site Plan and Revised Meridian Marina Final Site Plan approval is required by the Board of County Commissioners at a public meeting.

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., (2016) 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.

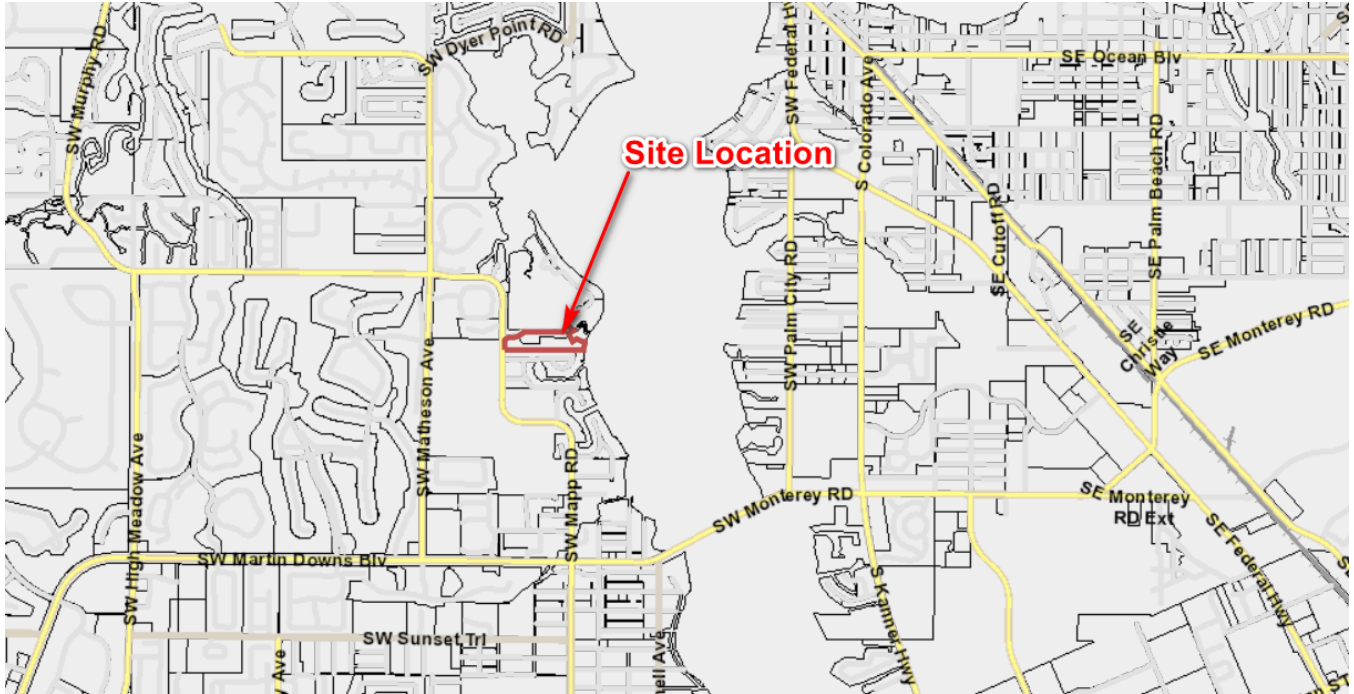
The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report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

E. Location and site information

Parcel number(s) and address: 1400 SW Chapman Way, Palm City
07-38-41-000-000-00010-7
07-38-41-015-000-00010-0

Existing Zoning: PUD-C, Planned Unit Development
Future land use: Commercial Waterfront
Commission district: 5

LOCATION MAP



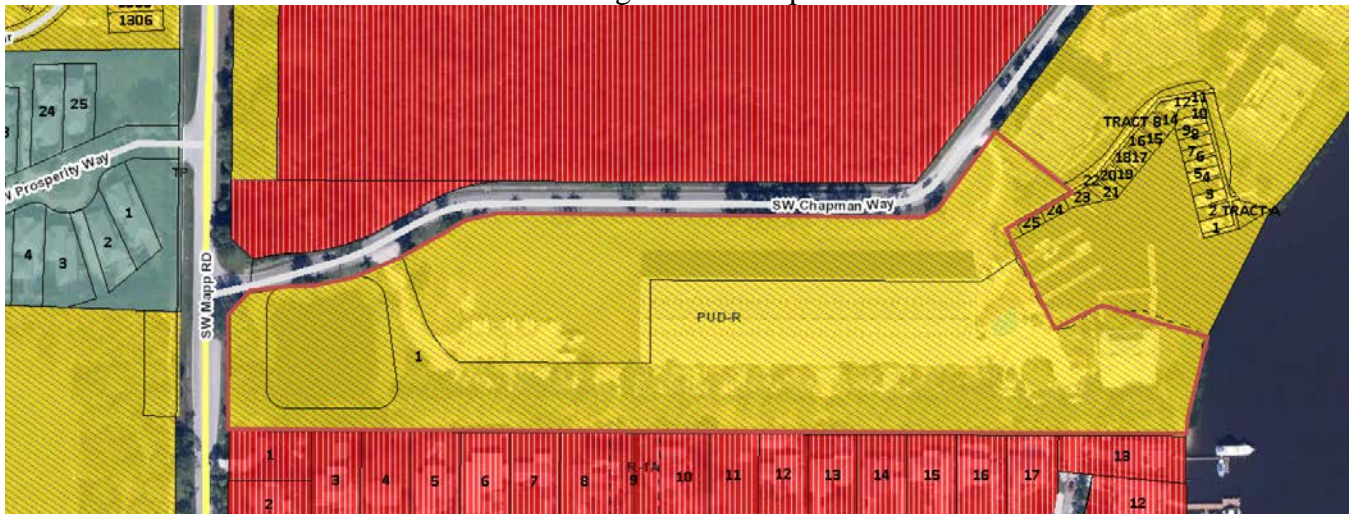
Aerial



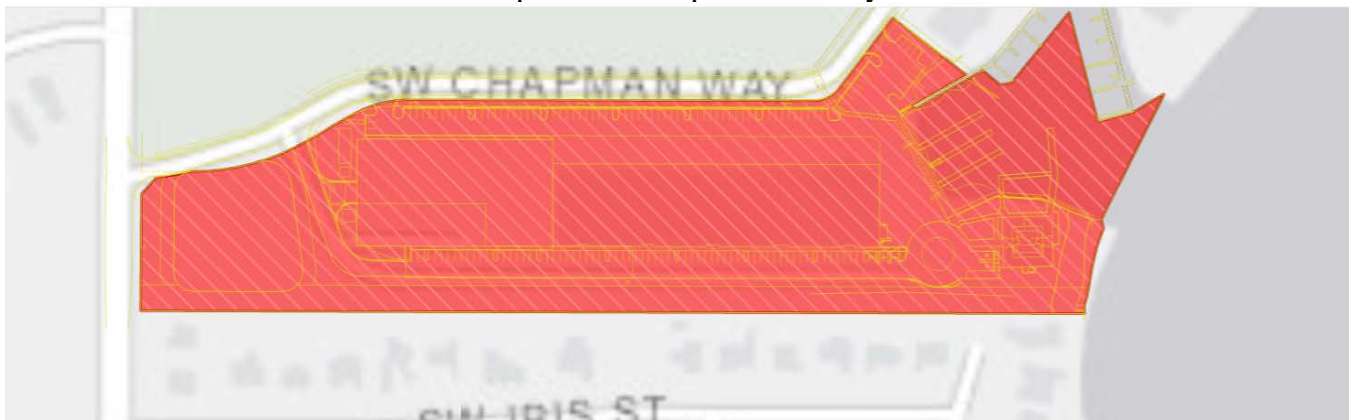
Future Land Use Map Excerpt



Zoning Atlas Excerpt



Proposed Development Overlay



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:

1. Provide the floor plans and elevations for the restaurant, sales and operations building, including the accessory dwelling units.
2. The boat storage building appears to have a pitched roof. Show the building height to the mean height of the roof per Sec. 3.14 LDR.
3. Parking: The parking rate for Restaurants is 1.5 spaces per 100 sq. ft. A parking rate adjustment may be warranted with a shared parking rate analysis.
4. Show the percentage of building coverage in the data table. A maximum of 50% is permitted in the Commercial Waterfront land use.

Item #1: Land Clearing

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. 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 on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

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

Commercial Design

The west and north facades of the building are considered the primary facades

Unresolved issues:

1. Provide all four façade elevations of the building with the direction it faces labeled.

2. Sec. 4.872.B. Control of building mass. No continuous wall plane shall exceed 100 linear feet nor constitute more than 60% of the building's total length. A wall plane must be offset a minimum of 3 feet and extend a minimum of 8 feet to be considered a wall plane.
3. Sec. 4.872.C. Primary Facades. All primary facades shall consist of at least 4 design features along a minimum of 50% of the horizontal length. (see section 4.872.C. LDRs)
4. Sec. 4.872.F Roofs. Peaked roofs shall provide at least 2 roof slope planes and have a minimum slope of 1/3.
5. Sec. 4.872.G Customer entrances. All commercial buildings should have clearly defined entryways. Commercial buildings of more than 10,000 sq. ft. shall provide an outdoor patio area of a minimum of 200 sq. ft.
6. Sec. 4.872.H. Materials and color. Identify the materials and provide the colors used on the primary facades. The secondary facades shall use compatible materials and colors.
7. Sec. 4.873.B. Bicycle and pedestrian amenities. Provide the required bike racks and benches for a 100,000 sq. ft. plus building.
8. Sec. 4.874. Alternative Compliance. If alternative compliance is sought for any of the above requirements, list the section of code and provide for alternative measures or reasons that the requirement cannot be met.

Community Redevelopment Area

N/A

The property is not located within a Community Redevelopment Area (CRA). Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR, Division 6

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

N/A

No dedication of additional 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., (2010) 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: Site Plan

Please update the label "50' Wide Shoreline Protection Zone" to also state this area will be preserved and replanted with native vegetation in accordance with the approved landscape plan and kept free of exotic vegetation.

Please include and quantify the shoreline protection zone (SPZ) preserve area in the site data table.

Item#2: Martin County Boat Facility Siting Plan/Manatee Protection Plan

This marina is in a conditional location under the BFSP. Please demonstrate compliance with Policy 7 (shown below) prior to issuance of a development order for expansion of dry storage boat slips.

Policy 7. Conditional locations for boat facilities in Martin County are defined as sites located outside of the preferred locations where existing boat facilities are currently located, or where potential sites have been identified. These sites are identified in Exhibit 6 and Maps 4a-4h. A waterfront property not identified in Table 6 will be considered as a conditional site on a case-by-case basis, if its present or potential land use and zoning designation (e.g. commercial waterfront or residential multi-slip dock) are in compliance with the Comprehensive Growth Management Plan and zoning provisions. Expansion or development at these sites will be conditional based on two evaluations: the rate of boat-related manatee mortality* in the county or in a specific geographic area under consideration, and impacts to natural resources. Expansion or development of boat facilities at conditional locations will be based on the review and approval by the local government and state and federal permitting agencies. The number of boats at each facility may be limited by site plan constraints. Additional wet slips or dry storage for powerboats at conditional locations will be considered only if the average annual rate of manatee deaths attributed to watercraft for the preceding three years for which manatee mortality data are available is less than or equal to 1.33 or if the average annual rate of manatee deaths attributed to watercraft for the preceding three years for which manatee mortality data are available is less than 1.0 within 5 miles by water of the location. Also, the development plans must be designed to avoid and minimize impacts to natural resources to the extent practical. Any impacts to seagrasses, tidal marshes, or mangrove communities must be avoided or minimized. Expansion of boat facilities at conditional locations will be based on the review and approval by the local government and state and federal permitting agencies.

Landscaping

Unresolved Issues:

Item #1:

Unresolved Issues:

Item #1: Landscape Plan

Please include the species of the protected existing trees and verify that the required 164 trees for the 410,553 square feet of development area (1 tree/2,500 square feet) are provided.

Item #2: Landscape Plan

Please indicate the plant spacing for the "Code Minimum Shrub" category on the Plant List.

Item #3: Landscape Plan

Upon a recent site inspection, the five existing sabal palm trees shown north and east of the existing lake were found to be six queen palms in very poor condition. Please revise the plant data accordingly and consider replacing these palms.

Item #4: Perimeter VUA Requirements

Live oak trees are proposed for the 5-foot-wide interior islands in the northern parking area. There are clusters of sabal palms proposed in the adjacent perimeter planting area. Please consider swapping the locations of these trees so the oaks will have more soil volume available.

Item #5: Landscape Bufferyard Requirements

Landscaped bufferyards shall be required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. [Section 4.663.B., LDR]

The 40 foot-wide bufferyard along the southern property boundary shall contain a six-foot-high opaque fence or wall; at least one tree and 34 shrubs provided for every 300 square feet of required bufferyard; and trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity. All shrub material used as a part of a dissimilar land use bufferyard shall be a minimum height of 30 inches and have a minimum crown width of 24 inches when planted; shall be species capable of achieving a minimum height of six feet; and shall be located in such a way as to maximize the screening potential. Where vegetative landscape screens are installed in required bufferyards, they shall be required to form a solid visual screen at time of planting (ref. Section 4.663.B.6., LDR for additional information). [Section 4.663.C.4., LDR]

Please provide a separate data table for the Type 4 Bufferyard that includes proposed and existing vegetation to be utilized to establish opacity. Also add a note that these hedges shall not be trimmed any lower than 6 feet. Please provide shade tolerant species to be planted under the existing tree canopy.

Item #6: 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.

K. Determination of compliance with transportation requirements - Engineering Department

Unresolved Issues:

Item # 1:

Submit a Traffic Impact Analysis evaluating the impacts of the proposed Final Site Plan versus existing conditions.

Item # 2:

The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.64 because:

1. Estimated project trip generation and assignment, considering pass-by and internal capture, on a peak hour peak direction basis. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.3 (2009)]
2. An analysis, including traffic distribution and assignment, of all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least two percent of the level of service capacity as identified in the most recent Martin County annual concurrency report. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5 (2009)]
 - See 2019 Roadway Level of Service Report.
3. The following analysis will form the basis for determining concurrency on all impacted roads. The concurrency test will be completed by adding the background traffic growth plus the net number of trips generated from the project traffic on each impacted link on the road network to the existing traffic volume and comparing the total of this traffic volume to the adopted level of service capacity. If the total traffic volume is lower than the adopted level of service capacity, concurrency has been satisfied on this link and/or aggregated segment. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5.a (2009)]
4. The study network will be illustrated in both tabular and map formats, and clearly show the percentage of project traffic of the level of service capacity up to and including the link where the project traffic falls below the two percent threshold. The map or maps will illustrate the project location, existing and proposed traffic control devices, existing and proposed ingress and egress locations for the project, existing and proposed bicycle and pedestrian facilities, and existing and proposed public transportation services and facilities on the study network. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.7 (2009)]

L. Determination of compliance with county surveyor - Engineering Department

N/A

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. Therefore, The Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR § 10.1.F

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

RIGHT-OF-WAY IMPROVEMENTS

1. Provide sight distances on the Landscape Plan [MARTIN COUNTY, FLA., LDR SECTION 4.843.F (2010)] [FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL 212.11.1 (2020)]
2. SW Chapman Way is a local road, a minimum spacing of 125-feet is required for all access connection points (as measured from edge to edge of the connections). Shift western proposed access accordingly. [Martin County, Fla., LDR Section 4.845.B (2018)]

3. Revise crosswalk along SW Chapman Way for consistency with Martin County Standard Detail R-120A (2019).
4. Any directional bores under SW Chapman Way must be perpendicular with the roadway.
5. Due to the types of vehicles/trailers that will be accessing the site, provide an auto turn analysis that accommodates both fire rescue and truck/trailer dimensions.
6. 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. 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>.

OFF-STREET PARKING

1. The number of parking stalls provided appears to be inconsistent with the Parking Calculations on the Final Site Plan (151 versus 150).
2. Provide construction details for proposed sidewalk section. Material is not specified, and shading is not shown in the legend on Sheet C4.0 of the Construction Plans.
3. If portions of proposed parking area are one-way only, provide appropriate signage.
4. Revise crosswalks for consistency with Martin County Standard Detail R-120A.

CONSISTENCY WITH OTHER PLANS

1. Show all easements on Final Site Plan and Construction Plans. Additionally, it is unclear how the existing cross-access parking agreement in the location of the proposed building will be handled.
2. It appears that the annotations provided on the Final Site Plan and Construction Plans along the northern property boundary (on the western portion of the site) are inconsistent with the Boundary Survey. Additionally, it appears that the Final Site Plan and Construction Plans are utilizing different boundary annotations (calculated versus platted). Revise to use calculated annotations for consistency.

STORMWATER MGMT MATERIALS – FINAL

1. A drainage map of the basin or basins within which the development lies shall be submitted. 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)]
2. Submit a stormwater maintenance plan as a separate stand-alone document, which describes in detail the operation and maintenance of the stormwater management system in order to ensure the perpetual functioning of the system. This plan should include a detailed checklist of items that must be inspected on an annual basis, or more frequently as necessary, for the proper operation of the system. The stormwater maintenance plan shall ensure that all areas within the stormwater management system have a plan for the removal of nuisance exotics. In addition, the continued monitoring of nuisance exotics shall be included in the maintenance plan to ensure that no regrowth has occurred. [MARTIN COUNTY, FLA., LDR SECTION 4.386 (2015)]
3. Provide an original signed and sealed Engineer's Estimate of Probable Excavation, Filling, and Hauling Cost form.

STORMWATER MANAGEMENT PLAN

1. Revise the Stormwater Management Report to include a narrative and demonstrate that the proposed improvements are substantially consistent with the assumptions used in the design of the

existing stormwater management system. This should include a table comparing the approved thresholds and design elevations with what is being proposed. All supporting documentation (excerpts of approved permit, etc.) must be included as exhibits. If modifications to the existing stormwater management system are required resulting from the addition of impervious surface to the site (beyond allowable thresholds), then the site must provide for a stormwater management system capable of providing water quality treatment in accordance with Martin County stormwater criteria. This includes providing a treatment volume equivalent to 3-inches over the additional impervious area, including roofs, and the volume provided must be increased by 25% for dry detention treatment systems and 50% for wet detention treatment systems. [Martin County LDR Article 4, Division 9, Section 4.385.F. (2015)].

STORMWATER MGMT CONSTRUCTION PLANS

1. Consistency between the Construction Plans and Stormwater Management Report will be reviewed once the report is revised and resubmitted.
2. Clearly demonstrate where the perimeter berm is met.
3. Show the location of the proposed silt fence and construction entrance on Sheet C3.0 of the Construction Plans. Revise construction entrance detail for consistency with Martin County Standard Detail R-39.
4. Provide cross sections demonstrating how the proposed improvements tie into SW Chapman Way. Clearly show limits of regrading.
5. Provide size and type of pipe between SD-7 and SD-6.
6. Provide connection details for any structures that are being modified.
7. Relocate existing drainage structure from the proposed western driveway access.
8. The top of the inlet west of the existing parking area is approximately 12" lower than the nearest existing edge of pavement elevation. (4.73-foot NAVD versus 6.01-foot NAVD).
9. The E-inlet abutting the parking stalls must be reconfigured to allow for a curb or parking stop at the abutting parking stalls.
10. Remove ADS within the ROW and replace with RCP.
11. 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
12. 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.

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. (2021).

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. (2021)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

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

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. 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.

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

1. Provide additional proposed elevations along all sidewalks and ADA accessible pathways demonstrating that a running slope of 5% and cross slope of 2% are not exceeded.
2. Provide detectable warnings at the crosswalk within the SW Chapman Way right-of-way consistent with R-120A.

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

Martin County Health Department

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

Martin County School Board

N/A

The applicant has indicated that this application is for a residential care facility. Therefore the Martin County School Board was not required to review this application for school concurrency evaluation. MARTIN COUNTY, FLA., LDR §10.1.F.

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

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

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, 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 - Utilities and Solid Waste Department

Reference - see Section O of this staff report

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

Service provider – Martin County

Findings – positive evaluation

Source - Utilities and Solid Waste Department

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 evaluation

Source - Engineering 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

Roads facilities (Section 5.32.D.3.f, LDR)
Findings – pending evaluation
Source - Engineering Department
Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)
Findings - in place
Source - Engineering 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 - in place
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 documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

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. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval

packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

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

Item #4:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item #5:

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.

Item #6:

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

Item #7:

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

Item #8:

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 #9:

Original of the construction schedule.

Item #10:

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.

Item #11:

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 #12:

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

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.

V. Local, State, and Federal Permits

All permits are required to be submitted prior to scheduling a 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:	\$13,800.00	\$13,800.00	\$0.00
Site Inspection fees:	\$4,000.00	\$0.00	\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory 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.

X. General application information

Applicant: AC Meridian Marina LLC
Austin Cameron
P. O. Box 1713
Palm City, FL 34991

Agent: Lucido & Associates
Morris A. Crady, AICP
701 East Ocean Blvd
Stuart, FL 34994
772-220-2100

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