



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### **A. Application Information**

## **MCARTHUR WEST GOLF CLUB REVISED FINAL SITE PLAN**

Applicant:	McArthur Golf Club LLC
Property Owner:	McArthur Golf Club LLC
Agent for the Applicant:	Lucido and Associates, Morris Crady, AICP
County Project Coordinator:	Pete Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	M189-008
Record Number:	DEV2020090003
Report Number:	2021_1018_M189-008_Staff_Report_Final
Application Received	07/30/2021
Transmitted	07/30/2021
Date of Report:	10/18/2021

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

Request approval of a revised final site plan to add a maintenance facility and the associated infrastructure to the western 18 hole golf course of the existing McArthur Golf Club. The approximate 518 acre parcel is located west of the completed golf club and received development approval on March 9, 2021. The site is currently accessed at the intersection of SE Osprey Street and SE Federal Highway in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

A road opening for SE Pinehaven Avenue is part of the site plan application. The road opening will provide access to the proposed maintenance building.

The majority of the site is designated for Rural Density future land use and zoned RE-2A. The portion of the property within the Primary Urban Service District is designated for Low Density future land use and zoned A-1. A separate application is in review to amend the County Zoning Atlas to change the zoning district designation to RS-5, Low Density Residential District.

The existing McArthur Golf Club utilizes existing permitted wells supplemented by Irrigation Quality (IQ) water from South Martin Regional Utilities (SMRU). The new golf course has been designed to minimize water use by integrating preserve areas and native landscape areas.

**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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	ARDP Review	Pete Walden	772-219-4923	N/A
F	Comp Planning Review	Pete Walden	772-219-4923	Non-Comply
G	Site Design Review	Pete Walden	772-219-4923	Non-Comply
H	Community Redevelopment Review	Santiago Abasolo	772-288-5485	N/A
H	Commercial Design Review	Santiago Abasolo	772-288-5485	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-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	N/A
M	Engineering Review	Stephanie Piche	772-288-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	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	N/A
P	Fire Prevention Review	Doug Killane	772-288-5633	Non-Comply
Q	ADA Review	Stephanie Piche	772-288-5512	Non-Comply
R	School Board Review	Kimberly Everman	772 219-1200	N/A
R	Health Review	Nick Clifton	772 221-4090	N/A
S	County Attorney Review	Krista Storey	772 288-5923	N/A
T	Adequate Public Facilities Review	Pete Walden	772-219-4923	pending

**D. Review Board action**

This application complies with the threshold requirement for processing as a minor development. As such, final action on this application will be taken by the Growth Management Director.

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.

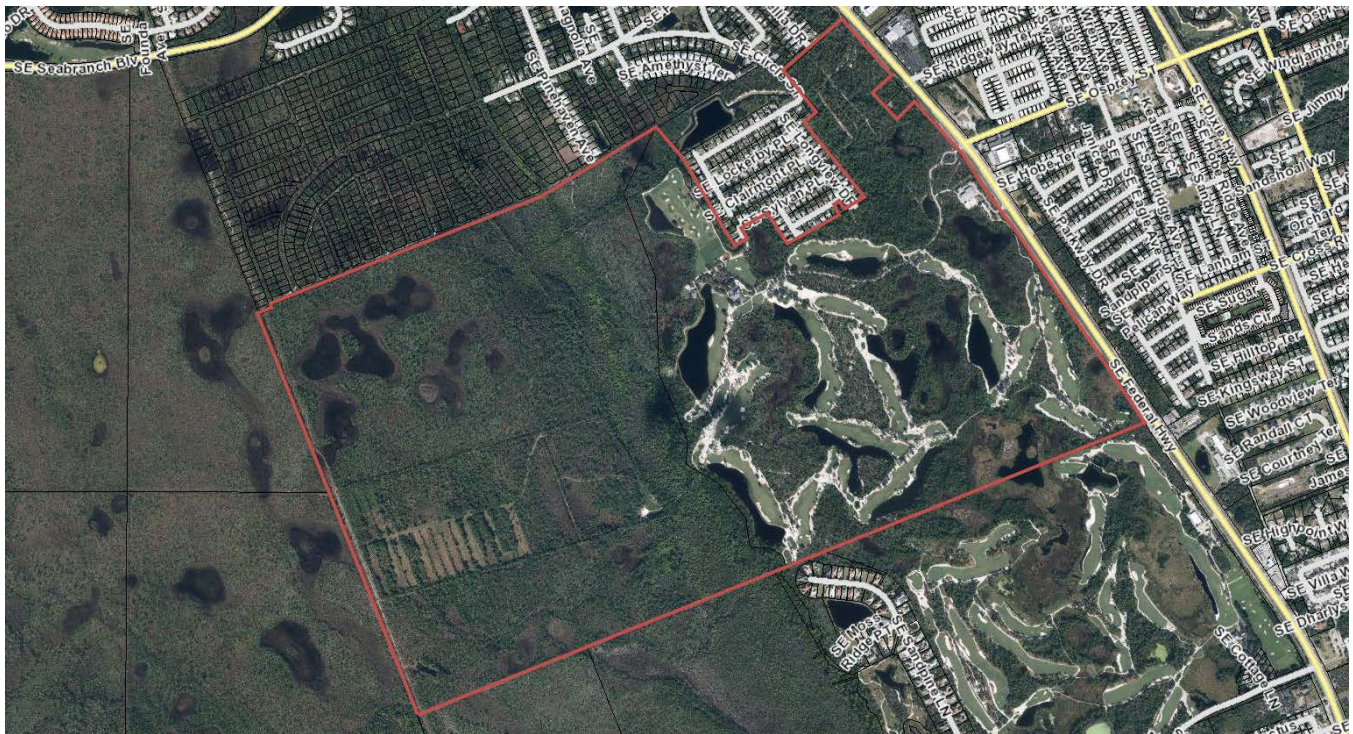
**E. Location and site information**

Parcel number(s) and address: 343842000160000003 343842000160000100  
 8900 SE FEDERAL HWY  
 Existing Zoning: RM-5, RS-5, and RE-2A  
 Future Land use: Low Density and Rural Density  
 Gross area of site: 976.14

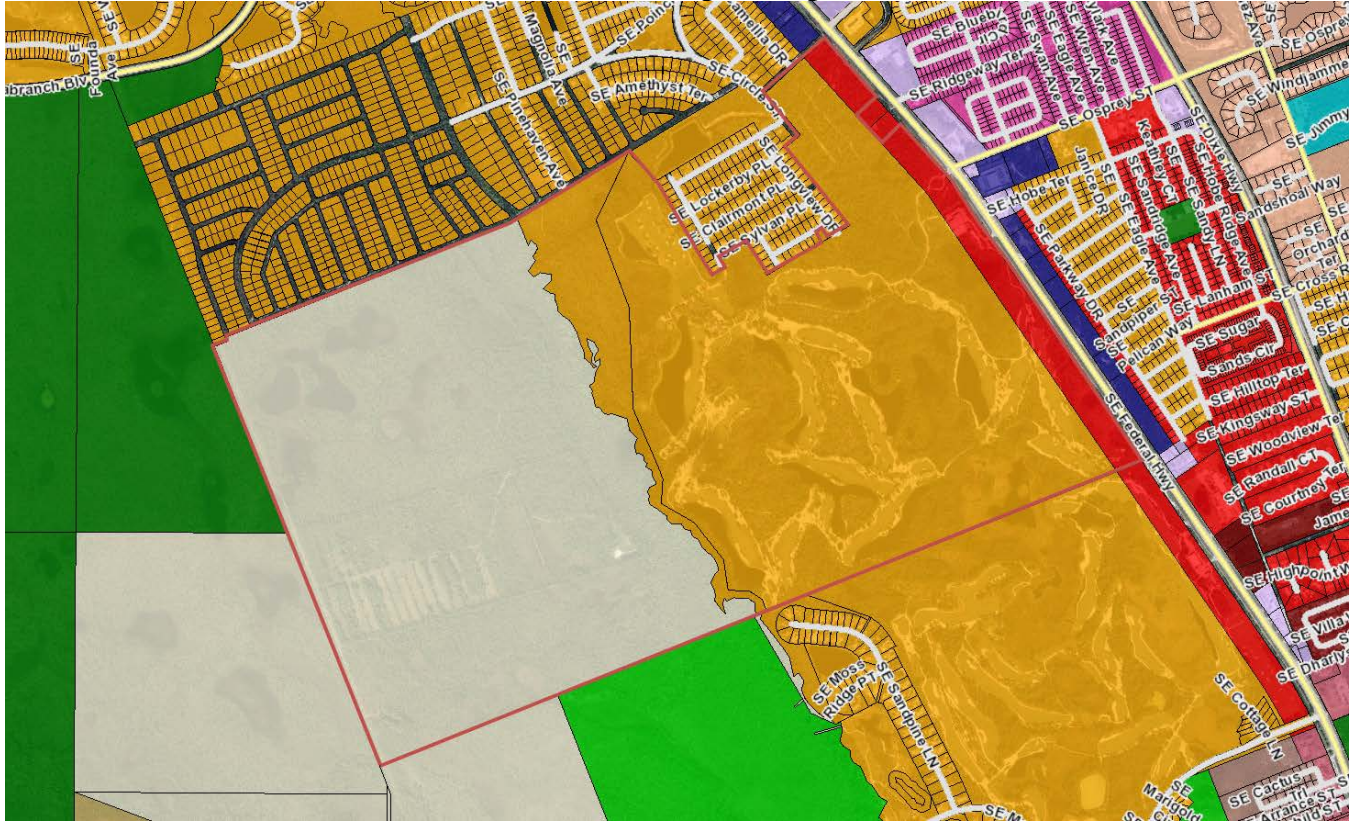
### Location Map



### Aerial



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:**

Data Table:

1. The tables do not show the updated zoning pursuant to Resolution 21-3.7 changing the A-1 district to RS-5 Low Density.

**Parking:**

1. Update parking data to include the new maintenance facility.

Additional information:

The proposed maintenance facility is inside the Primary Urban Serve Boundary (PUSD)

***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.

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**

**Unresolved Issues:**

**Item#1: Environmental Waiver**

Your project is being reviewed to determine if it qualifies for a waiver or exception to the Martin County Comprehensive Growth Management Plan and Land Development Regulations. Pursuant to Section 4.3, LDR, Martin County Fla. (2018), all wetland alteration allowed under these waivers and exceptions shall be the least damaging alternative, shall replace the functions and values of the altered wetlands, and shall be sufficiently mitigated to ensure that there is no net loss of the spatial extent of wetlands in Martin County. Mitigation shall also be provided to compensate for any adverse secondary impacts to the functions of wetlands that may result from adjacent development or from other indirect impacts to wetlands. Exceptions shall not result in adverse impacts on plants and animals that are designated by the federal government or the state of Florida as "Endangered" or "Threatened." Development plans shall provide restoration of the natural hydroperiod to the maximum extent technically feasible, and shall provide for buffers, exotic vegetation removal, long-term maintenance guarantees, and any other actions necessary to assure the continuing values and functions of the wetland area. Mitigation for wetland impacts shall be conducted on site whenever feasible.

The waiver application for this development proposes a permanent bridge crossing for golf carts; this type of crossing is also allowed under Section 4.2.G.4., LDR. However, there have been discussions with county officials that an alternative construction entrance is necessary to continue construction of the western golf course. The proposed construction access from US 1 identifies areas of ingress and egress that are to be restored at the conclusion of construction activities. These areas identified for temporary construction access and permanent restoration need to be evaluated with this application for proposed development to ensure that the required restoration work is properly evaluated, mitigated and restored.

Please explain and provide all necessary documentation to support the proposed construction access and how it may qualify for an environmental waiver under Section 4.3, LDR.

**Item#2: Permanent Access to Proposed Maintenance Building**

The applicant's consultants have been coordinating with the Public Works Department on a new permanent access for the maintenance facility. It appears the permanent access will be sited through the existing golf course and potentially through existing preserve areas abutting US 1. Please provide all necessary documentation with this application, including, but not limited to, any revised site plan and updated site data, maps, and construction plans for the access. A proposal to off-set the acreage of upland habitat lost as right-of-way should be provided with this proposed development application to replace the 1.6 acres to be removed from the project.

**Item#3: Site Plan**

Please label and quantify the additional upland preserve area that is being provided as part of this application.

Please update the site plan data to include any and all proposed upland preserve area additions/deductions, wetland impacts, and wetland mitigation areas from any proposed temporary and/or permanent access as part of this application.

The plan shows an open area just south of the maintenance facility and directly east of the proposed golf cart crossing. From aerial photos, it appears this area is comprised of upland scrub habitat. Will this area be cleared as part of the maintenance building or left undisturbed? Please consider adding this area to be upland preserve, minus an access path for golf carts and maintenance vehicles. Adding this area as upland preserve can be credited as compensation for any proposed upland preserve impacts resulting from construction or permanent access.

**Item#4: PAMP**

Please provide an amended PAMP to include the additional upland preserve area, any and all proposed restoration and mitigation plans for the proposed temporary/permanent access areas, and all other proposed upland preserve areas added and/or restored as a result of proposed construction and/or permanent access.

The approved PAMP for the western golf course requires exotic removal in all preserve areas, including the wetland slough. Given the existing conditions of the slough as being fairly low quality and heavily infested with exotics, the exotic removal work will likely require use of heavy machinery and access for these machines. It is ideal the work is done in conjunction with construction of the golf course. With approval of this revised final site plan, please provide a mitigation schedule for this work to be completed and inspected by the county prior to completion of the golf course. The mitigation schedule shall include dates for exotic removal, replanting of any proposed mitigation areas, and restoration of wetland areas used for access during construction.

**Item#5: Construction Setbacks to Preserve Areas**

Pursuant to Section 4.33.B, LDR, Martin County Fla. (2018), 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.

Please amend the construction plans and cross-sectional details to document the proposed detention areas/roadways, etc., is setback at least five feet from the preserve area.

Please update Section G-G in the construction plans to show the preserve boundary in relation to the golf cart bridge and filled areas created to connect to the bridge.

## **Landscape**

### **Item #1:**

Landscape Material Standards-General

### **Remedy/Suggestion/Clarification:**

The erosion control plan indicates that the preserve barricade and silt fence shall be installed immediately outside of the preserves, however it is unclear if this is indicating that everything within the silt fence is proposed to be cleared? There are labels on the landscape plan sheet 3 of 10 that identify areas within the silt fence as native landscape areas, but there is no description of what this entails or what is to be the method of protection for this vegetation. Notes on sheet C10, the construction cross-section detail sheet, indicate that native grasses will be planted within the 25 ft. buffer setback in areas where the setback is disturbed with drainage and/or cart paths. It goes on to say that some setback areas may be left in natural condition. Please clarify limits of the existing native vegetation to be protected. Delineate areas not to be disturbed. Please provide protection for the existing native vegetation that does not need to be disturbed for site plan use activities.

### **Item #2:**

Final site plan modifications

On the overall plans, the landscape plans show two areas that were approved to be areas of preserve and/or native landscape area. Southwest of lake #6 was previously identified as additional preserve, it is now shown on the landscape plans as being a potential lake. A similar notation is indicated west of hole #9. Please clarify, these modifications are not shown on the revised final site plan.

## ***K. Transportation - Engineering Department***

This application satisfies the Adequate Public Facilities Standard; it is exempt as it is a development, a development alteration, or an expansion that does not create additional impact on the roadway network. [Martin County, Fla., LDR Article 5, Division 2, Section 5.32 (2009)]

## ***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 Cypress Avenue and Everglades Drive Road Opening Plans shall be submitted in the same Construction Plan set as the Maintenance Facility Plans moving forward. Additionally, the application for the temporary access road at SE Sweet Illisum Lane and SE Orange Blossom Drive is being withdrawn based on discussions with the applicant's agent.
2. Provide a boundary and topographic survey for the Road Opening.
3. Revise connection to SE Everglades Drive to include intersection turning radii on both sides. Label radii on Construction Plans. [MARTIN COUNTY, FLA., LDR SECTION 4.843.E (2010)]
4. Provide clear sight triangles on the Landscape Plan at the connection to SE Everglades Drive [MARTIN COUNTY, FLA., LDR SECTION 4.843.F (2010)] [FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL 212.11.1 (2020)]
5. Provide a stop sign and stop bar on the Final Site Plan and the Plan view of the Construction Plans at the connection of the internal roadway to SE Everglades Drive. [MARTIN COUNTY, FLA., LDR SECTION 4.843.H (2010)]
6. SE Cypress Avenue and SE Everglades Drive (between the project entrance and SE Cypress Street) shall be built to Martin County Standard Detail R-10 for local roadways. Curb and Gutter must be provided unless the applicant wishes to request a variance from the Board of County Commissioners reducing the minimum right-of-way width to 50-feet for swale drainage for these roadways. These roadways will be County Maintained once accepted.
7. Re-align the connection of SE Cypress Avenue to SE Circle Drive to attain a more perpendicular connection to SE Circle Drive
8. The intersection of SE Cypress Avenue and SE Everglades Drive shall be at a 90-degree angle and include a tee turnaround consistent with Martin County Standard Detail R-90B on the east end.
9. Remove the proposed stabilization of SE Everglades Drive west of the project entrance and provide a tee turnaround consistent with Martin County Standard Detail R-90B just west of the proposed project entrance.
10. Provide a 6-foot sidewalk along SE Cypress Street and SE Everglades Drive
11. All pipe crossings shall be perpendicular with the roadways.
12. Provide a site geometry/horizontal control plan for the right of way improvements that includes the baseline of construction for the roadway. Please identify the following elements of the centerline alignment when preparing the roadway plans:
  - o the starting station with its corresponding State Plane Coordinates;
  - o the bearing along each tangent;
  - o the station (equation) for each point of intersection / deflection;
  - o the ending station with its corresponding State Plane Coordinates; and
  - o for curves:
    - ? a station for each point of curvature;
    - ? a station for each point of tangency; and
    - ? the radius, the central angle, and the superelevation rate.
13. Provide cross sections every 50-feet for the proposed improvements within the rights-of-way.

**OFF-STREET PARKING – Maintenance Facility**

1. Parking counts for proposed maintenance facility do not appear to be included in the parking data table on the Final Site Plan. If parking exceeds allowable thresholds, a parking rate adjustment will be required. All parking areas in excess of the acceptable thresholds listed in section 4.623.A. shall be

pervious parking as set forth in section 4.627.D. [MARTIN COUNTY, FLA., LDR ARTICLE 4, DIVISION 14 (2009)]

2. Provide a loading space consistent with Section 4.626.B of the Land Development Regulations. For uses containing less than 20,000 square feet of floor area, each loading space shall be not less than ten feet in width and 25 feet in length.
3. All sidewalks constructed within a development shall be designed so there remains a six-foot unobstructed width taking into account vehicle parking, matured landscaping, proposed buildings and other possible obstructions. Revise the parking stalls along the north side of the proposed maintenance building to include curb stops, or widen the sidewalk to 8-feet in width to maintain a 6-foot unobstructed sidewalk. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G (2010)]
4. Per discussions with the applicant's agent, construction access will be proposed adjacent to the cart crossing. Provide full construction details (including temporary culverts) and a restoration plan.

#### STORMWATER MANAGEMENT PLAN – Road Opening

1. Provide a geotechnical report supporting the wet season water table and hydraulic conductivities being utilized in the stormwater design.
2. The pre-development conditions must be based upon 100% pervious/un-built conditions. Remove “dirt path” from pre-development land use data table.
3. The stormwater management design must include water quality and stormwater attenuation for the proposed roadways and the eventual development of all the lots fronting the proposed road opening. As proposed, only half of the lots are included, and they are included as 100% pervious in the Post Development model.
4. Revise stormwater management report for consistency with the required roadway construction consistent with Martin County Standard Detail R-10.
5. Provide complete ERP permit application for review.

#### STORMWATER MANAGEMENT PLAN - Maintenance Facility

1. Provide a geotechnical report supporting the wet season water table and hydraulic conductivities being utilized in the stormwater design.
2. Provide a Project Area Data table on Sheet 2 of the Final Site Plan to demonstrate consistency with the Stormwater Management Report Site Data Tables.
3. An initial stage for the wetlands is not set within the ICPR report. Revise for consistency with the WSWT.
4. Demonstrate that the system recovers 90-percent of entire volume in 12 days from cessation of the storm event MARTIN COUNTY, FLA., LDR SECTION 4.385.F (2015)]
5. It is unclear how the stormwater is directed into the wetland slough as indicated in the stormwater management report. All swales, including the one at the discharge point, include a top of bank at 16-feet NAVD.
6. Remove rip-rap from swales within right-of-way.

#### STORMWATER MGMT CONSTRUCTION PLANS – Maintenance Facility

1. Provide construction details for the proposed control structures.
2. The invert of the mitered end sections along the internal road and within the retention areas are 1-foot below the swale/retention area bottoms.
3. Provide additional cross sections demonstrating how proposed improvements will tie into existing grades. Construction cannot be proposed within 5-feet of any wetland buffers. For example, provide a cross section from the equipment/chemical storage building to the east. Revise Cross Sections B-D to demonstrate that construction is not proposed within 5 feet of the wetland buffer.
4. Provide elevations for contour lines shown on proposed dry retention area #1.
5. Provide provisions for the removal of oils and sedimentation.

6. Provide a signed and sealed Engineer's Opinion of Probable Excavation, Filling and Hauling Cost form.
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.

Development Order Conditions:

1. The Owner is not authorized to haul fill off of the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

POST APPROVAL REQUIREMENT

1. Original of the construction schedule.
2. Two (2) originals of the Cost Estimate for the Road Opening, 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.
3. 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.

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

**Addressing:**

**Unresolved Issues:**

Please add the directional prefix SE to Everglades St.

Please label SE Cypress Ave on the final site plan. It is the north/south running unopened road west of SE Pinehaven Ave.

**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***

**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)]

Sec. 4.306. - Required system connections.

4.306.A.

All new development within the primary urban service district requiring site planning or platting shall connect to a regional wastewater system if a wastewater collection or transmission line with sufficient available capacity exists within one-quarter mile of the development as accessed via public easements or rights-of-way, and the regional wastewater system has available capacity.

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)]

**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***

**WATER SUPPLY**

**NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS**

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004 Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.

The Needed Fire Flow Requirement must be in accordance with Florida Fire Prevention Code, N.F.P.A. 1, Chapter 18.4.5 (latest adopted edition). The Guide for Determination of Needed Fire Flow, latest

edition, as published by the Insurance Service Office (ISO). All calculations must be demonstrated and provided.

### **APPROVED WATER SUPPLY – HYDRANT FLOW TEST**

A hydrant flow test will be required to determine the available water supply to meet the needed fire flow for this project. Contact the Fire Prevention office at (772)288-5633 to schedule the flow test.

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

#### **Unresolved Issues:**

1. Provide ADA Parking Stall signage and striping details on the Final Site Plan.

### ***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 project as currently proposed.

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 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 - SMRU  
Findings – pending evaluation  
Source - Utilities and Solid Waste Department  
Reference - see Section O of this staff report

Sanitary sewer facilities  
Service provider - SMRU  
Findings – pending evaluation  
Source - Utilities and Solid Waste Department

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 – N/A

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:**

Original 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 #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:**

The original executed surety in the amount of 110% of the certified removal cost for the tower and all associated improvements.

**Item #14:**

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 the pre-construction meeting.

**W. Fees**

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$8,750.00	\$8,750.00	\$0.00
Inspection fees:	\$4,160.00	\$0.00	\$4,160.00
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

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

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

\*\*\*Impact fees are required at building permit.

**X. General application information**

Owner Kevin Murphy  
 McArthur Golf Club LLC  
 6550 SE Osprey Street  
 Hobe Sound, FL 33455  
 n/a

Contact Morris Crady  
 Lucido & Associates  
 701 SE Ocean Blvd.  
 Stuart, FL 34994  
 mcrady@lucidodesign.com

**Y. Acronyms**

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



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

**Z. Attachments**