



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PALM PIKE CROSSING LOT 5 (PHASE IV) MAJOR FINAL SITE PLAN

Applicant/Owner:	Palm Pike Crossing, LLC
Agent for the Applicant:	Thomas Engineering Group LLC, Brandon Ulmer
County Project Coordinator:	Matthew Stahley, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P175-005
Record Number:	DEV2021070011
Report Number:	2022_0202_P175-005_DRT_Staff_Final.docx
Application Received:	08/17/2021
Transmitted:	08/19/2021
Staff Report:	10/14/2021
Resubmittal Received:	12/13/2021
Transmitted:	12/15/2021
Date of Report:	02/02/2022

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B. Project description and analysis

This is an application for major final site plan approval to develop an approximate 120,600 square foot residential storage facility and associated infrastructure. The approximate 4.2 acre undeveloped site is located on Lot 5 of the Palm Pike Crossing Plat in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

The future land use of the property is Industrial with a LI- Limited Industrial zoning classification. Access to the site is proposed via the internal access drive established with the phase 1 final site plan and master site plan. Martin County Utilities is the utility provider in this area of the county and will provide water and wastewater services to the site.

The Palm Pike Crossing master site plan and phase 1 final site plan were approved by the Board of County Commissioners on April 14th 2021. The Palm Pike Crossing Plat was approved by the Board of County Commissioners on June 22, 2021. The proposed development must be consistent with the approved master site plan and plat.

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	Matthew Stahley	320-3047	Non-Comply
G	Development Review	Matthew Stahley	320-3047	Non-Comply
H	Urban Design	Santiago Abasolo	288-5485	Non-Comply
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Ellen Macarthur	288-1334	NA
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	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	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	285-2298	N/A
Q	ADA	Stephanie Piche	228-4858	Non-Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Matthew Stahley	320-3047	Review Pending

D. Review Board action

This application meets the threshold criteria for a major development, with a previously approved master plan, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires one public meeting. The public meeting will provide the public an opportunity to participate in the review and decision making process. The public meeting shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

Pursuant to Sections 10.1.E. and 10.2.B.2, 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:

24384000007000001

No Address

Existing Zoning:

LI, Limited Industrial

Future land use: Industrial
Gross area of site: 4.20 acres

Figure 1: Location Map



Adjacent existing or proposed development:

- To the north: Undeveloped / Future development within Palm Pike Crossing
- To the south: Undeveloped property
- To the east: Undeveloped / proposed retention area within Palm Pike Crossing
- To the west: Undeveloped property / further west Florida Turnpike right of way

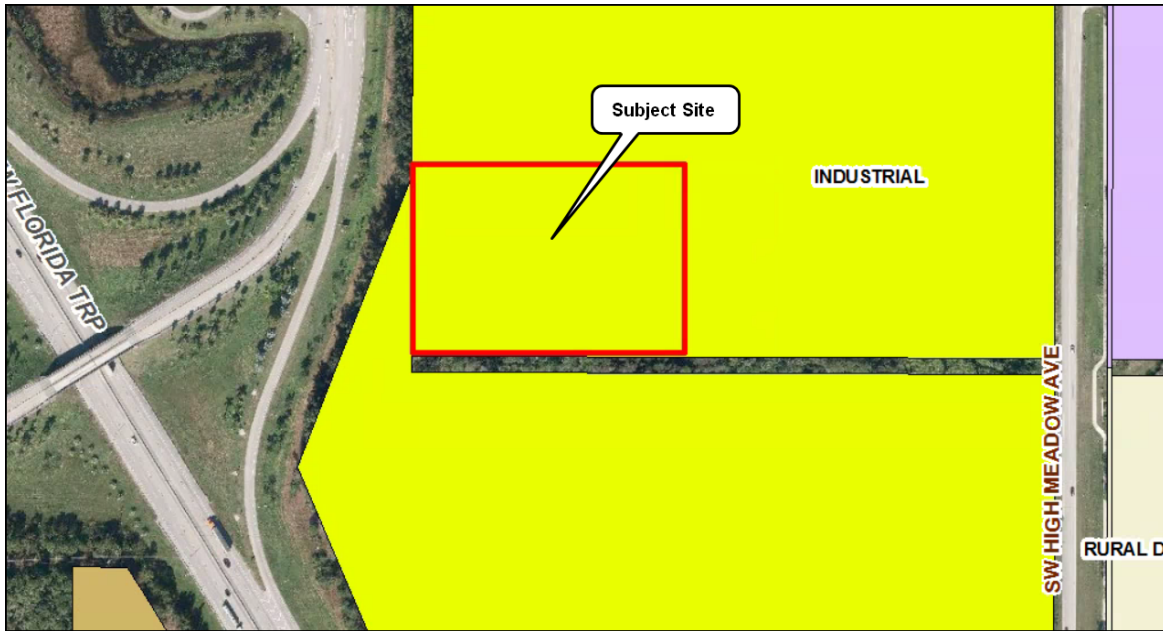
Figure 2: Subject Site 2021 Aerial



Future land use designations of abutting properties:

- To the north: Industrial
- To the south: Industrial
- To the east: Industrial
- To the west: Industrial

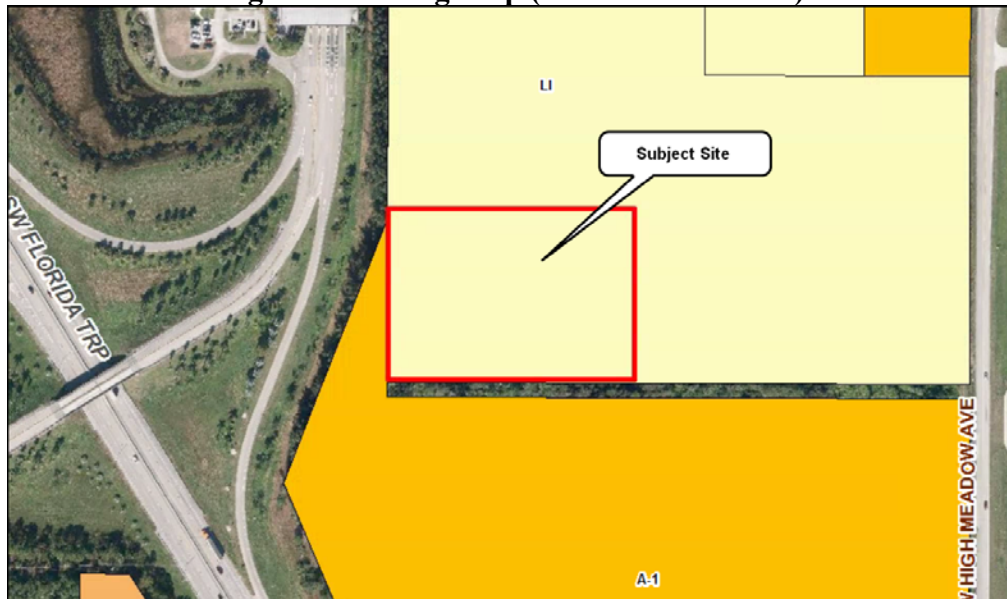
Figure 4: Future Land Use Map (Industrial)



Zoning district designations of abutting properties:

- To the north: LI, Limited Industrial
- To the south: A-1, Small Farms District across unopened right of way
- To the east: LI, Limited Industrial
- To the west: A-1, Small Farms District

Figure 5: Zoning Map (Limited Industrial)



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

Unresolved Issues:

Item #1:

Generic Comp Plan Compliance:

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Unresolved Issues:

Item # 1:

Building Height

1. As previously requested please revise the elevations to reference the building height in NAVD above minimum finished floor elevation pursuant to MARTIN COUNTY, FLA., LDR SECTION 3.14.A The response letter indicated the elevations were changed to NAVD but appear to still be feet above finished grade.

Item #2:

Site Data

1. Thank you for revising the total site area for lot 5 to reflect 183,046 square feet on the site plan, please also revise the total site area acreage to reflect 4.2 acres consistent with the plat and master plan.
2. Thank you for adding the proposed building height of 44 feet to the site plan, in addition for clarity please provide an asterisk to a note stating *Pursuant to MARTIN COUNTY, FLA., LDR SECTION 3.14B.

Item #3:

Site Plan Graphics

1. The project area seems to have shifted west approximately 10 feet creating a blank area between lot 5 and the common area tract to the east, and a portion of the site appears to extend west of the overall project boundary. Please revise the project limits to be consistent with lot 5.
2. For clarity please remove the auto-turn graphic that was added to the site plan.
3. For clarity please remove the text at the west entrance for “GFRD Pierce Enforce-City Fire Rescue Arizona”
4. For clarity please remove the radius graphics on the site plan. They can remain at the project entrance locations but can be removed from the remainder of the site.

Item #4:

Consistency with other plans

Please show on the site plan what appears to be a walking trail and proposed benches depicted on the landscape plan if those features are to remain.

Item #5:

Unity of Title

As previously requested please revise the unity of title to check box #1 non-platted/non-condominium, as this lot is not being platted or subdivided. The response letter indicated the unity of title was revised but staff did not see a copy included in the resubmittal.

Item #6:

Parking

Staff recognizes the applicant utilized the required parking rates for residential storage, however residential storage typically does not utilize the required amount, please confirm the applicant requires the full amount of parking provided for the business operation.

Remedy/Suggestion/Clarification:

Thank you for providing the amount of parking on the site plan typically for residential storage facilities. As requested in the October 27th e-mail with staff a narrative parking rate adjustment is required that describes the basis for the proposed rate adjustment.

Additional Information:

Information #1:

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR SECTION 10.2.D.2.e. (2019)

Information #2:

Once the application has been determined to comply by the development review team staff, the project will be scheduled for the next BCC meeting dependent upon the County's scheduling policy. For the BCC meeting, additional copies of the site plan will be requested for the distribution packets from the applicant. MARTIN COUNTY, FLA., LDR SECTION 10.10.A.1. (2019)

Information #3:

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

Information #4:

Monitoring

As part of the conditions of approval, all development orders for major applications, including PUDs, shall require the applicant to provide annual status reports to the County Administrator to ensure that development occurs according to the terms of the development order. The monitoring report shall be due in the first quarter of each year until all required infrastructure is completed and required securities provided. MARTIN COUNTY, FLA., LDR SECTION 10.13.D.2. (2019)

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

Commercial Design

The proposed development must comply with Article 4, Division 20 – Commercial Design- of the Martin County, Florida, Land Development Regulations.

The North Facade is considered the primary façade.

Unresolved Issues:

Item #1:

Primary Facades. Blank wall areas shall not exceed 10 feet in vertical direction and 20 feet in horizontal direction of any primary façade. Control and expansion joints shall be considered blank wall areas unless used as a decorative pattern. Wall areas adorned with at least one of the design features set forth in Section 4.872.C.2, shall not be considered blank wall areas. Walls that are adjacent to a pedestrian arcade shall not be considered blank wall areas. MARTIN COUNTY, FL, LDR § 4.872.C.3.

The three grey wall areas located to the west of the entrance do not meet the requirement.

Remedy/Suggestion/Clarification:

Thank you for providing the expansion joint detail, please bubble or highlight on the elevation how the three grey areas west of the entrance were revised when it comes to blank wall areas. It doesn't appear the expansion joints detail provided would not still be considered blank wall areas.

Item #2:

Bicycle and pedestrian amenities shall be provided as determined by square footage of building on the site as schedule in this Code. These amenities maybe incorporated into a pedestrian arcade or similar feature that otherwise meets the requirements of this Division 20. Bike racks shall be provided within 50 feet of any customer entrance. The design of all amenities shall be of durable, long-lasting materials consistent with the design of the principle structures on the site and the principles found in Bicycle Facilities Planning and Design Handbook (FDOT 1997). Benches shall be not less than 6 feet in length and shall provide structural or vegetative shading. Required bike racks shall be the inverted "U" type and shall be designed to store a minimum of 6 bicycles each. MARTIN COUNTY, FL, LDR § 4.873.B. One bike rack and one bench shall be provided.

Remedy/Suggestion/Clarification:

As previously requested, please show on the Site Plan the location of the proposed bench(s). The response letter indicated the bench was added to the site plan but staff was unable to locate it. It appears a trail and benches are being shown on the landscape plan.

Item #3:

The required screening of roof mounted mechanical equipment including air conditioning units and ductwork shall be as follows: when located on a flat roof, roof shall provide full parapet coverage a minimum of four feet in height, or to the highest point of the mechanical equipment whichever is lower. All mechanical equipment shall comply with the provisions of Article XI, Noise, of Article 12, Environmental Control of the Code of Laws and Ordinances. MARTIN COUNTY, FL, LDR § 4.873.D.

Remedy/Suggestion/Clarification:

Thank you for providing the visibility section diagrams, however please show on all the façade elevations the location and dimensions any roof mounted mechanical equipment and the required screening.

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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.

Landscaping

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a residential storage facility within a limited industrial subdivision currently under review. The applicant has submitted landscape plans that provide 61,309 s.f. of landscape area which equates to 33% of the 183,046 s.f development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 74 trees for this project. To demonstrate compliance the applicant has proposed the planting of 135 trees.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use is industrial so non-compatibility buffers are not required.

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. The applicant has submitted Landscape and Construction Plans to provide for removal of 10 existing protected trees. Due to necessary grade changes and site constraints, it is only possible to protect one of the existing

trees. To demonstrate compliance with Section 4.666.D., Land Development Regulations, Martin County, Fla. (2013) the applicant has proposed installation of 21 native trees to mitigate for the necessary tree removal.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the order.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Impact Analysis prepared by MacKenzie Engineering & Planning, Inc., dated June 2021. MacKenzie Engineering & Planning, Inc. stated that the site's maximum impact was assumed to be 11 directional trips during the PM peak hour. Staff finds that SW Martin Highway is the recipient of a majority of the generated trips. The generalized service capacity of SW Martin Highway is 2000. The project impact is 0.2% of the maximum volume of that roadway. SW Martin Highway is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2023).

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

L. Determination of compliance with county surveyor - Engineering Department

N/A

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). 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, LDR, Martin County, Fla.

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

Engineering

Unresolved Issues:

Item #1:

OFF-STREET PARKING

1. As previously stated, remove the Striping Key letters from any Sheets that do not identify what they represent (Final Site Plan, Horizontal Control Plan, etc.). Call outs for items “A” and “E” (originally from the striping plan) are still shown on sheets that do not include them in the legend. Remove for consistency.
2. Although a truck route plan has been added to the Final Site Plan, it is unclear what emergency vehicle dimensions are being utilized (looks like an AZ spec is being used). Staff will provide the appropriate turning specifications to the applicant. Additionally, the auto-turn shall be presented in the Construction Plans or as a separate exhibit (not on the Final Site Plan). Remove auto-turn from Final Site Plan.
3. As previously stated, demonstrate that the sidewalk at the loading area maintains a 6-foot width taking the proposed bollards into consideration. Although additional dimensions were added in this location, a 4.9-foot sidewalk width is proposed. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G (2010)]

Item #2:

CONSISTENCY WITH OTHER PLANS

1. The Final Site Plan and Construction Plan linework appear to be shifted. For example, the eastern boundary now shows two separate parcel boundaries and the western boundary now overlaps onto the adjacent parcel.
2. Parcel to the west of the property appears to be incorrectly labeled as an easement on the Final Site Plan and Construction Plans.
3. As previously stated, the Final Site Plan and Construction Plans show a southern parcel boundary length that is inconsistent with the survey (475.12-feet vs 515.63-feet). Although the response to comments states that this is consistent with the plat, all the documents must be consistent.

Item #3:

STORMWATER MGMT MATERIALS – FINAL

As previously stated, revise the stormwater maintenance plan to include a brief description of the operation of the master system and how this parcel ties into it. [MARTIN COUNTY, FLA., LDR SECTION 4.386 (2015)]

Item #4

STORMWATER MGMT CONSTRUCTION PLANS

1. As previously stated, revise cross-sections on Sheet C-09 of the Construction Plans to include both existing and proposed elevations and incremental distances between each element. Incremental distances were omitted in several areas. Additional proposed grades are required. All cross sections shall extend to the property boundary (specifically B-B) and provide an existing elevation at the property boundary.
2. As previously stated, revise the Construction plans to clearly demonstrate where the perimeter berm is met along the western and southern parcel boundaries (on the Plan View and on revised Cross Sections). The perimeter berm shall be clearly labeled and supported with proposed elevations. Since the eventual As-Builts will be overlaid onto the Paving, Grading, and Drainage Plan, it shall be evident where the perimeter/containment berm being relied upon is located.
3. The perimeter berm note on the Paving, Grading, and Drainage Plan appears to show a required elevation that is inconsistent with the Master system (16.75-feet NAVD versus 17.25-feet NAVD).

4. As previously stated, provide details for CS-1. It is unclear if this is intended to act as a control structure or an inlet. As currently proposed, it appears that CS-1 has a rim elevation below the required stormwater retention elevation for Lot 5. Provide details and clearly demonstrate that the required stormwater storage is being provided on Lot 5. Revise stormwater report to include a proposed stage Storage for Lot 5 in comparison to what is being required with the master system.
5. Provide a structure table for all proposed structures.

Development Order Conditions:

The Owner is not authorized to haul fill off 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.

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

Findings of Compliance:

The AutoCAD site plan was received 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

Finding of Compliance:

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.

Emergency Management

N/A

The applicant has indicated that the project is for a non-residential use pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, this project is not anticipated to impact Martin County Emergency Management resources and Emergency Management was not required to review this application.

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

ADA

Unresolved Issues:

Item #1:

Accessibility (ADA) [Martin County, Fla., LDR Section 4.627.E (2009)]

ADA accessible parking stalls must be spread out among all accessible entrances where applicable.

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

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

Martin County School Board

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (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 Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – South Martin Regional Utilities

Findings – Comply

Source - Environmental Services Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – South Martin Regional Utilities

Findings – Comply

Source -Environmental Services Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Pending

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings - Comply

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section P 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 #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:

Original of the executed Unity of Title, consistent with the draft Unity of Title approved by staff during the review process. If there has been a property title transfer since the approval, provide an original and one (1) copy of the Unity of Title, executed by the new property owner, consistent with the County approved format.

Item #6:

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 #7:

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

Item #8:

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 #9:

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

Item #10:

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 #11:

Original of the construction schedule.

Item #12:

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.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,160.00		\$4,160.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
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.

*** Required at building permit

X. General application information

Applicant: Palm Pike Crossing, LLC
7940 Via Dellagio Way Suite 200
Orlando, FL 32819

Agent: Thomas Engineering Group LLC
Brandon Ulmer
125 West Indiantown Road Suite 206
Jupiter, FL 33458

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