



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

GASTON FAMILY HOLDINGS, LLC REZONING

Applicant/Property Owner:	Gaston Family Holdings, LLC
Agent for the Applicant:	Gunster, Yoakley & Stewart, P.A., Robert S. Raynes, Jr., Esq.
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	S280-002
Record Number:	DEV2024120015
Report Number:	2025_0214_S280-002_Staff_Report_Final
Application Received:	01/22/2025
Transmitted:	01/24/2025
Date of Report:	02/14/2025
LPA Meeting:	03/06/2025
BOCC Meeting:	03/11/2025

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B. Project description and analysis

This is a request by Gunster, Yoakley & Stewart, P.A., on behalf of Gaston Family Holdings, LLC, for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 2.15-acre marine sales and service facility (Gaston's Seagate Marine Sales) from the current B-1, Business District, and R-3A, Liberal Multiple-Family District, to the GC, General Commercial District. The GC zoning district is consistent with the site's current future land use designation of General Commercial. The site is located at 4900 SE Federal Highway, approximately 120 feet south of the intersection of SE Carroll Street and SE Federal Highway, in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

The eastern portion of the site is currently zoned B-1, Business District, while the western portion of the site is zoned R-3A, Liberal Multiple-Family District. The Future Land Use (FLU) designation of the site is General Commercial. The B-1, Business District, and R-3A, Liberal Multiple-Family District, are Category “C” districts. The R-3A district is not consistent with the General Commercial FLU assigned to the site; therefore, this request to rezone is considered mandatory.

The General Commercial FLU category accommodates general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses.

The GC, General Commercial District, is the only standard Category “A” zoning district available which both implements the General Commercial land use policies of the Comprehensive Growth Management Plan (CGMP) and permits the current use of the property as a marine sales and service facility. Furthermore, the GC, General Commercial District, is the only standard Category “A” zoning district available that allows uses which are consistent with the uses permitted in the existing B-1 and R-3A zoning districts. In addition to the standard zoning district, the PUD (Planned Unit Development) District is also available as an option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange, the PUD District requires additional benefits to the County and more controls by the County. The applicant is proposing to rezone to the GC, General Commercial District.

The following tables contain the permitted uses and development standards for the GC Category “A” district.

Table 1: Permitted Uses

Category “A” Nonresidential District (Excerpted from LDR, Art. 3, Div. 2, Sec. 3.11, Table 3.11.2)

USE CATEGORY	GC
<i>Residential Uses</i>	
Accessory dwelling units	
Apartment hotels	P
Mobile homes	
Modular homes	
Multifamily dwellings	
Single-family detached dwellings	
Single-family detached dwellings, if established prior to the effective date of this ordinance	
Townhouse dwellings	
Duplex dwellings	

Zero lot line single-family dwellings	
<i>Agricultural Uses</i>	
Agricultural processing, indoor	
Agricultural processing, outdoor	
Agricultural veterinary medical services	
Aquaculture	
Crop farms	
Dairies	
Exotic wildlife sanctuaries	
Farmer's markets	
Feed lots	
Fishing and hunting camps	
Orchards and groves	
Plant nurseries and landscape services	P
Ranches	
Silviculture	
Stables, commercial	
Storage of agricultural equipment, supplies and produce	
Wildlife rehabilitation facilities	
<i>Public and Institutional Uses</i>	
Administrative services, not-for-profit	P
Cemeteries, crematory operations and columbaria	
Community centers	P
Correctional facilities	
Cultural or civic uses	P
Dredge spoil facilities	
Educational institutions	P
Electrical generating plants	
Fairgrounds	
Halfway houses	
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance	
Hospitals	P

Neighborhood assisted residences with six (6) or fewer residents	
Neighborhood boat launches	
Nonsecure residential drug and alcohol rehabilitation and treatment facilities	
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance	
Places of worship	P
Post offices	P
Protective and emergency services	P
Public libraries	P
Public parks and recreation areas, active	P
Public parks and recreation areas, passive	P
Public vehicle storage and maintenance	
Recycling drop-off centers	P
Residential care facilities	
Solid waste disposal areas	
Utilities	P
<i>Commercial and Business Uses</i>	
Adult business	
Ancillary retail use	
Bed and breakfast inns	
Business and professional offices	P
Campgrounds	
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Family day care	
Financial institutions	P
Flea markets	P
Funeral homes	P

General retail sales and services	P
Golf courses	
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Marinas, commercial	P
Marine education and research	
Medical services	P
Pain management clinics	P
Parking lots and garages	P
Recreational vehicle parks	P
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	
Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	P
Restaurants, convenience, without drive-through facilities	P
Restaurants, general	P
Shooting ranges	
Shooting ranges, indoor	P
Shooting ranges, outdoor	
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P
<i>Transportation, Communication and Utilities Uses</i>	
Airstrips	
Airports, general aviation	
Truck stop/travel center	
<i>Industrial Uses</i>	
Biofuel facility	

Composting, where such use was approved or lawfully established prior to March 1, 2003	
Extensive impact industries	
Limited impact industries	
Mining	
Salvage yards	
Yard trash processing	
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002	
<i>Life Science, Technology and Research (LSTAR) Uses</i>	
Biomedical research	P
Bioscience research	P
Computer and electronic components research and assembly	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P
Laser research and assembly	P
Lens research	P
Management, scientific and technical services	P
Marine Research	P
Medical and dental labs	P
Medical equipment assembly	P
Optical equipment assembly	P
Optical instruments assembly	P
Optoelectronics assembly	P
Pharmaceutical products research	P
Precision instrument assembly	P
Professional, scientific and technical services	P
Reproducing magnetic and optical media	P
Research and development laboratories and facilities, including alternative energy	P

Scientific and technical consulting services	P
Simulation training	P
Technology centers	P
Telecommunications research	P
Testing laboratories	P
<i>Targeted Industries Business (TIB) Uses</i>	
Aviation and aerospace manufacturing	
Business-to-business sales and marketing	P
Chemical manufacturing	
Convention centers	P
Credit bureaus	P
Credit intermediation and related activities	P
Customer care centers	P
Customer support	P
Data processing services	P
Electrical equipment and appliance component manufacturing	
Electronic flight simulator manufacturing	
Fiber optic cable manufacturing	
Film, video, audio and electronic media production and postproduction	P
Food and beverage products manufacturing	
Funds, trusts and other financial vehicles	P
Furniture and related products manufacturing	
Health and beauty products manufacturing	
Information services and data processing	P
Insurance carriers	P
Internet service providers, web search portals	P
Irradiation apparatus manufacturing	
Lens manufacturing	
Machinery manufacturing	
Management services	P
Marine and marine related manufacturing	

Metal manufacturing	
National, international and regional headquarters	P
Nondepository credit institutions	P
Offices of bank holding companies	P
On-line information services	P
Performing arts centers	P
Plastics and rubber products manufacturing	
Printing and related support activities	
Railroad transportation	
Reproducing magnetic and optical media manufacturing	
Securities, commodity contracts	P
Semiconductor manufacturing	
Simulation training	P
Spectator sports	P
Surgical and medical instrument manufacturing	
Technical support	P
Telephonic and on-line business services	P
Textile mills and apparel manufacturing	
Transportation air	
Transportation equipment manufacturing	
Transportation services	P
Transaction processing	P
Trucking and warehousing	
Wood and paper product manufacturing	

The following table identifies minimum development standards in the available zoning district.

**Table 2: Development Standards
(Excerpt from LDR, Table 3.12.1)**

Category	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max Building Coverage (%)	Max. Height (ft)/(Stories)	Min. Open Space (%)	Other Req. (footnote)
A	GC	10,000	80	--	20	60	40	20	--

**Table 3: Structure Setbacks
(Excerpt from LDR, Table 3.12.2)**

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	GC	25	25	25	25	20	20	30	40	10	10	20	30

Standards for Amendments to the Zoning Atlas

The Comprehensive Growth Management Plan (CGMP) states in Chapter 4, Section 4.4: “Goal 4.4 To eliminate or reduce uses of land that are inconsistent with community character or desired future land uses.” And, in Objective 4.4A. “To eliminate inconsistencies between the FLUM and the zoning maps and regulations.” Mandatory rezonings aim to apply a Category A zoning district that is consistent with the existing Future Land Use.

The Martin County Land Development Regulations (LDR), Article 3, Section 3.2 E.1. provide the following “Standards for amendments to the Zoning Atlas.”

The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided,

however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan;

The subject property is designated General Commercial on the Future Land Use Map (FLUM) of the CGMP. The zoning implementation policies and requirements contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code identify one (1) standard Category “A” zoning district which both implements the General Commercial future land use classification and permits the current property use as a marine sales and service facility: the GC, General Commercial District.

In addition to the standard zoning district, the PUD (Planned Unit Development) District is also available. The PUD District offers more design flexibility to applicants for proposed projects in exchange for additional benefits provided to the public and more controls by the County, which is considered concurrently with a proposed site plan. The choice of the most appropriate district for the subject property is a policy decision by the Local Planning Agency (LPA) and the Board of County Commissioners (BOCC).

Policy 4.13A.8(3) of Chapter 4, Future Land Use Element, of the CGMP addresses the General Commercial future land use designation:

General Commercial development. The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. The sites are located on major or minor arterials and require a minimum net lot size of 10,000 square feet. The FAR shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units located in a General Commercial future land use designation shall be 20 units per gross acre. Maximum building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

The Land Development Regulations implementing the General Commercial future land use designation shall be consistent with the development standards described above. This area is not intended to accommodate businesses, trades or services that generate significant nuisance impacts, including glare, smoke or other air pollutants; noise; vibration; major fire hazards; need for extensive outside storage and display; or other impacts associated with more intensive industrial uses. Automotive sales and services shall be located in the General Commercial land use classification on sites appropriately designated for highway-oriented commercial uses in the Land Development Regulations.

The areas designated for General Commercial development are specifically not adapted to permanent residential housing, and such uses shall be located in other areas designated for residential development. On the other hand, transient residential facilities including hotels and motels, timesharing or fractional fee residential complexes, or other transient quarters should be located in areas designated for commercial use.

The General Commercial site should generally be removed from single-family residential development and able to be buffered and screened consistent with the Land Development Regulations requiring appropriate landscaping and screening. Screening shall include vegetative berms (where feasible), plant material and/or aesthetic decorative fences or walls to assure compatibility with less intensive uses existing or anticipated on adjacent sites.

Prior to approval of a development plan, all applicants for development in the area designated General Commercial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system.

This application requests a rezoning of the property to the GC zoning district, the sole Category “A” zoning district which specifically implements the CGMP policies for land designated General Commercial on the FLUM and permits the current property use as a marine sales and service facility. The granting of a zoning change to the GC, General Commercial District, by the County will be consistent with the policies set forth in the CGMP.

b. Whether the proposed amendment is consistent with all applicable provisions of the LDR;

The zoning implementation policies and requirements contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code identify one (1) standard Category “A” zoning district which both implements the General Commercial future land use classification and permits the current property use as a marine sales and service facility: the GC district. Therefore, rezoning the subject property to the GC district is consistent with the Land Development Regulations.

With respect to the other Land Development Regulation requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be

assessed until a specific plan has been selected for the property and an application is submitted to the County. The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations. The applicant must demonstrate full compliance with all regulations prior to any Development Order approval action taken by the County.

c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use;

As shown in the figures contained in Section E below, the subject site abuts a commercial facility (Ace of Carts) to the north. The area to the north of the subject site is characterized by the R-3A, RT, and TP zoning districts as well as the General Commercial and Mobile Home FLU designations. This area predominantly consists of mobile/modular homes along SE Carroll Street and the Natalie Estates mobile home community. A commercial facility (NAPA Auto Parts) is located to the north of the subject site at the northwest corner of SE Carroll Street and SE Federal Highway.

The subject site abuts SE Federal Highway to the east. The area to the east across SE Federal Highway is characterized by commercial developments within the GC zoning district and General Commercial FLU. The subject site abuts the Sunshine Mobile Manor mobile/modular home community to the south. The Sunshine Mobile Manor community is within the TP zoning district and Mobile Home FLU. Commercial developments within the B-1, R-3A, and GC zoning districts are located to the south of the Sunshine Mobile Manor community.

The subject site abuts SE Janet Street and a mobile or modular dwelling to the west. The area to the west of the site predominantly consists of mobile/modular homes along SE Janet Street within the RT zoning district and Mobile Home FLU.

As discussed above, Policy 4.13A.8(3) of Chapter 4, Future Land Use Element, of the CGMP prescribes criteria for development within the General Commercial FLU. This policy notes that such General Commercial sites are to be located on major or minor arterial streets. The subject site fronts SE Federal Highway, a major arterial street. Landscape buffering/screening requirements are prescribed in the Land Development Regulations.

The current use of the subject site as a marine sales and service facility, which is a permitted use under the proposed GC zoning district, is compatible with the existing land uses in this area of the SE Federal Highway corridor. The proposed GC zoning district contains development standards consistent with the site's location in a highly accessible part of the urban service district. The rezoning is compatible with the distribution of uses in the area and implements the future land use on the property.

d. Whether and to what extent there are documented changed conditions in the area;

Development to the north, west, and south of the subject site predominantly consists of mobile/modular homes with a commercial component in the area immediately to the north of the site. The area to the east across SE Federal Highway primarily consists of commercial developments. Properties fronting SE Federal Highway within a 0.5-mile radius of the subject site are primarily commercial.

Commercial and/or storage activity on the subject site dates back to the late 1960s. Marine sales/service on the subject site began in the late 1990s. The Sunshine Mobile Manor community to the south of the site was developed by the mid-1960s. By 1970, many of the lots to the west of the site were developed as mobile/modular home sites. The Natalie Estates community to the north of the site was developed between the early to late 1970s.

The commercial facilities currently occupied by Ace of Carts and NAPA Auto Parts to the north of the subject site were developed between the late 1970s and early 1980s. The commercial properties to the east of the site across SE Federal Highway were developed in the early 2000s.

Any development proposed on the property in conformance with the General Commercial future land use designation and GC zoning district will be required to meet the County development standards. Therefore, the proposed GC zoning is compatible with the existing historical uses and the current contemporaneous development pattern and is appropriate for this property.

e. Whether and to what extent the proposed amendment would result in demands on public facilities;

The property is located within the Primary Urban Services District. Amendments to the zoning atlas do not authorize any development and therefore do not result in an increased demand on public facilities. The impact to public facilities is evaluated during the process of obtaining a development order for site plan approval. The uses permitted under the proposed GC zoning district are similar to those permitted under the existing B-1 and R-3A zoning districts; therefore, the proposed zoning atlas amendment is not likely to result in increased demands on public facilities beyond what could be authorized under the existing zoning districts.

f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources;

The proposed amendment to the zoning atlas is consistent with the General Commercial FLU designation assigned to the property. The permitted uses and Land Development regulations pertaining to the GC zoning district are well suited for the area and will conserve the value and development pattern that is well established.

g. Consideration of the facts presented at the public hearings.

The subject application requires a public hearing before the Local Planning Agency, who will make a recommendation on the request; and, before the Board of County Commissioners, who will take final action on the request. The two hearings will provide the public an opportunity to participate in the review and decision-making process.

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	John Sinnott	772-320-3047	Comply
G	Development Review	John Sinnott	772-320-3047	Comply
H	County Attorney	Elysse Elder	772-288-5925	Review Ongoing
I	Adequate Public Facilities	John Sinnott	772-320-3047	Exempt

Staff has reviewed this petition for a rezoning of property to the appropriate zoning district designation, has determined that the petition has been submitted and reviewed consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. Staff recommends approval of this rezoning petition.

D. Review Board action

This application is classified as an amendment to the official zoning map. Pursuant to Section 10.3.B., Land Development Regulations (LDR), Martin County, Fla., a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation for the Board’s consideration. And, pursuant to Section 10.5.F., LDR, Martin County, Fla., final action on this request for an amendment to the official zoning map is required by the Board of County Commissioners (BOCC) at a public hearing.

E. Location and site information

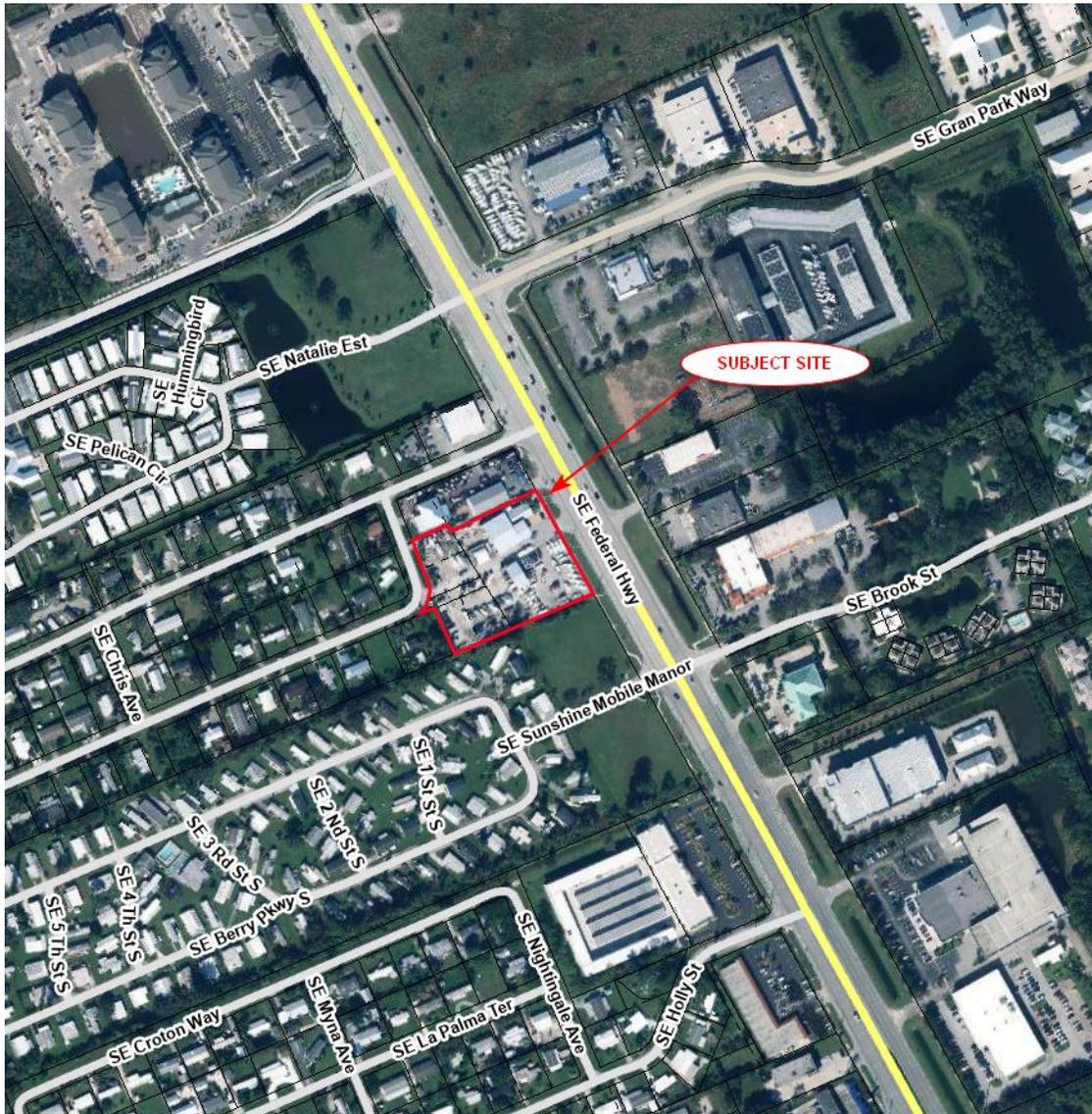
Parcel numbers: 52-38-41-003-005-00020-7
52-38-41-003-006-00910-8
52-38-41-003-005-00010-9
52-38-41-003-006-00890-2

Existing Zoning: B-1, Business District, and R-3A, Liberal Multiple-Family District

Future Land use: General Commercial

Gross area of site: 2.15 acres

**Figure I:
Location Map**



**Figure II:
Zoning Map**



Property to the East: SE Federal Highway, GC
Property to the North: R-3A
Property to the West: SE Janet Street, R-3A, RT
Property to the South: TP

**Figure III:
Future Land Use Map**



Property to the East: SE Federal Highway, General Commercial
Property to the North: General Commercial
Property to the West: SE Janet Street, General Commercial, Mobile Home
Property to the South: Mobile Home

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

Findings of Compliance:

The application proposes rezoning to a standard zoning district defined in the Land Development Regulations for the purpose of implementing the Comprehensive Growth Management Plan (CGMP) for lands designated General Commercial on the Future Land Use Map of the CGMP Martin County, FLA, LDR §3.10.

Policy 4.4A.1. Rezoning. Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations by the following means:

- (1) Parcels being considered for amendment to the Future land use designation shall be concurrently evaluated for rezoning to the most appropriate zoning district in the most recently adopted Land Development Regulations.
- (2) Property owners seeking master or final site plan approval shall be required to rezone to the most appropriate zoning district in the most recently adopted Land Development Regulations.

[Martin County, Fla, CGMP, Chapter 4, Goal 4.4, Policy 4.4A.1]

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

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

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and, pursuant to the analysis provided in Section B of this report, finds this application in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

Additional Information:

Information #1:

Notice Of A Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium unit within the notice area. MARTIN COUNTY, FLA., LDR, § 10.6.E.1.

Information #2:

Newspaper advertisement.

Notice(s) of public hearings regarding development applications shall be published by the County at least 14 days prior to the date of the public hearing in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application MARTIN COUNTY, FLA., LDR §10.6.D.

Information #3:

Public Hearings

Based upon the staff findings of compliance, this application will be scheduled for the next LPA meeting and following that hearing will be scheduled for the next BCC meeting dependent upon the County's scheduling policy.

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

Review Ongoing

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

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development

J. Post-approval requirements

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

Item	Description	Requirement
1.	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. <u>Checks should be made payable to Martin County Board of County Commissioners and sent or delivered to the Growth Management Department at 2401 SE Monterey Rd., Stuart, FL 34996</u>

Item	Description	Requirement
2.	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 <u>Martin County Clerk of Court</u> and sent or delivered to the Growth Management Department at 2401 SE Monterey Rd., Stuart, FL 34996.

K. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits associated with amendments to the County Zoning Atlas.

L. 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:	\$1,000.00	\$1,000.00	\$0.00
Advertising fees*:	TBD		
Recording 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.

M. General application information

Applicant/Owner: Gaston Family Holdings, LLC
 16736 126th Terrace North
 Jupiter, FL 33478

Agent: Gunster, Yoakley & Stewart, P.A.
 800 SE Monterey Commons Blvd., Suite 200
 Stuart, FL 34996
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N. 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

O. Attachments

N/A