



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

PARADISE LAKE PUD ZONING AGREEMENT INCLUDING A MASTER/FINAL SITE PLAN

A. Application Information

Applicant:	Heissenberg Family Financial Investments, LLC
Agent for Applicant:	Lucido & Associates (Brian Nolan)
County Project Coordinator:	Luis Aguilar, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P141-013
Record Number:	DEV2024100010
Report Number:	2026_0615_P141-013_Staff_Report_final
Application Received:	11/13/2024
Transmitted:	11/13/2024
<u>Date of Report:</u>	<u>01/29/2025</u>
Application Received:	08/15/2025
Transmitted:	08/15/2025
<u>Date of Report:</u>	<u>10/07/2025</u>
Application Received:	10/30/2025
Transmitted:	10/31/2025
<u>Date of Report:</u>	<u>01/05/2026</u>
Application Received:	03/10/2026
Transmitted:	03/17/2026
<u>Date of Report:</u>	<u>06/15/2026</u>

B. Project description and analysis

This is a request by Lucido & Associates on behalf of Heissenberg Family Financial Investments, LLC, for approval to revise a previously approved but now expired master and final site plan. The project comprises 11 lots, each approximately 1.1 acres in size. The subject property is an approximately 72-acre, currently undeveloped site located south of SE 138th, approximately a quarter mile west of SE Kitchen Creek Rd. Included is a Certificate of Public Facilities Reservation.

Background:

The Board of County Commissioners approved the project known as Paradise Lake PUD on March 16, 2010, PUD – Res. 10-3.8.

The County received several extension requests from the applicant pursuant to state statutes regarding the site plan and related work; however, the applicant did not obtain final site plan and plat approval within the required timeframe. As a result, the Original PUD Agreement has expired, and the new PUD Agreement will take its place under the same project name and ownership.

The applicant now seeks to proceed with the development of the subject property and has submitted an application for a new PUD Zoning Agreement and Final Site Plan for the Paradise Lake PUD. The 2010 PUD Agreement will be terminated and replaced with a new agreement under the same project name and ownership.

The proposed project, originally approved for 12 lots on 72.40 acres, has been reduced to 11 lots on 70.99 acres to preserve specimen oak trees and native upland habitat. It will provide 94% open space and 32.38 acres of wetland preserve. The site's maximum density is 27 units, while the project proposes 11 units, resulting in 0.15 units per acre. The existing recorded flow-through drainage easement in the eastern portion of the site will be maintained.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

Table 1 Development Review Team

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Luis Aguilar	772-288-5931	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Luis Aguilar	772-288-5931	Comply
H	Commercial Design Review	Luis Aguilar	772-288-5931	N/A
H	Community Redevelopment Review	Luis Aguilar	772-288-5931	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Juliette Martel	772-288-5418	N/A
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jay Johnson	772-221-1400	N/A
O	Wellfield Review	Jay Johnson	772-221-1400	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-288-5920	Comply
R	Health Department Review	Paul Stemle	772-221-4090	Comply
R	School Board Review	Julie Sessa	772-219-1200	Comply

Section	Division or Department	Reviewer	Phone	Assessment
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Luis Aguilar	772-288-5931	Comply

D. Review Board action

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

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024), 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 addressed the non-compliance findings from the staff report dated 01/05/2026 with the resubmittal dated 03/10/2026, and documents received through 05/21/2026. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the CGMP, LDR and the Code.

E. Location and site information

Table 2: Property Information

Parcel number:	32-39-42-000-000-00301-0 and 32-39-42-000-000-00300-0
Existing zoning:	PUD Residential
Future land use:	Rural Density
Nearest road:	SE 138 th Street
Gross area of site:	72 acres

Table 3: Abutting Properties Details

Direction	Future Land Use	Zoning
North	Rural Density	A-1 (Small Farms) and RE-2A (Rural Estate District)
South	Conservation	PS (Public Servicing District)
East	Rural Density	A-1 (Small Farms)
West	Ag. Ranchette	A-1 (Small Farms)

Figure 1: Location Map



Figure 2: Aerial



Figure 3: Zoning Atlas

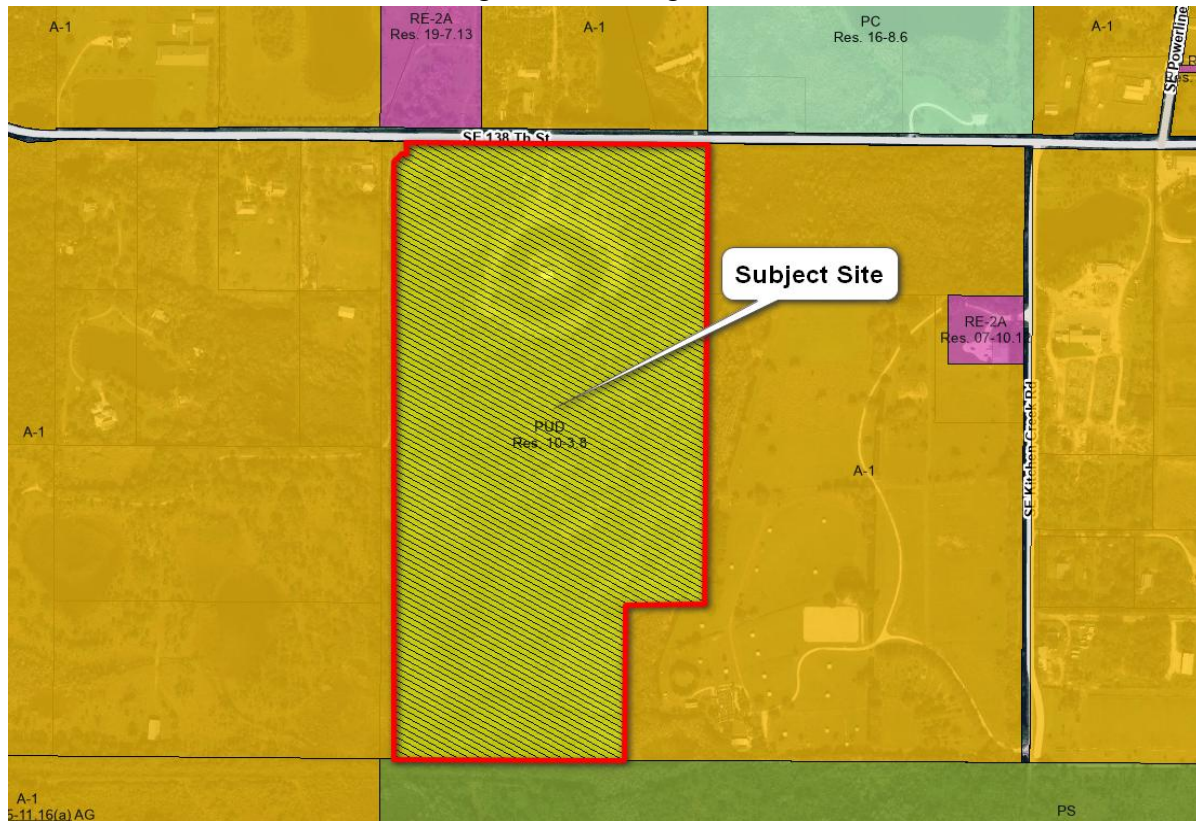
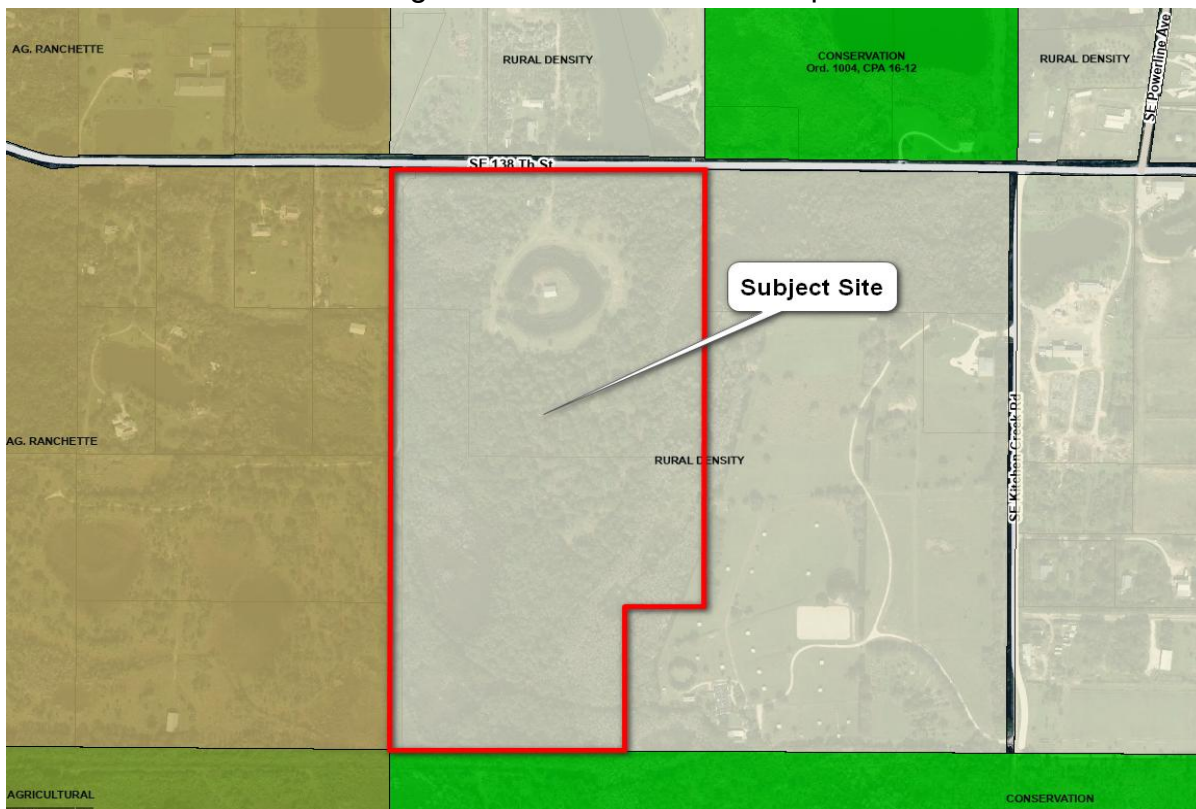


Figure 4: Future Land Use Map



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

Findings of Compliance:

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.

Informational #1: Policy 4.1E.6. PUD

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

Information #2: Policy 4.1E.8 Public Benefits.

Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

Benefits to the developer may include such items as incentives to encourage affordable housing; flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as transportation, recreation or other public facility improvements, additional preservation of environmental resources, and additional density transition zones. The provision of affordable and/or workforce housing, shall be strongly encouraged as a public benefit for any residential PUD. Any public benefits offered by the developer must clearly be in excess of the County's minimum standards.

Informational #3: Policy 4.13A.7. Residential development

The FLUM allocates urban residential density based on population trends; housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential environments, it also preserves unique land and water resources and plans for fiscal conservancy.

1. General policies for all urban Residential development:

- a. All Residential development described in subsections (1) through (6) of this policy shall have a maximum building height of 40 feet.
- b. All Residential development shall maintain a minimum of 50 percent of the gross land area as open space, except as described under Goal 4.3. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space. This section shall not apply to construction of a single-family home on a lot of record.
- c. Proposed Residential developments with golf courses should be encouraged to retain and preserve native vegetation over 30 percent of the total upland area of the golf course, due to the characteristically high water and nutrient loads of golf courses. Golf course developments that retain over 30 percent of their golf course area in preserved native habitat may count this in calculating open space as long as 30 percent of the residential area consists of open space.
- d. One accessory dwelling unit shall be allowed on Residential lots consistent with Section 10.2.B and the following criteria:
 - 1) An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.
 - 2) It shall not count as a separate unit for the purpose of density calculations.
 - 3) Neither the accessory dwelling unit nor the land it occupies shall be sold separate from the primary dwelling unit.
 - 4) Accessory dwelling units shall not be approved until Martin County adopts amendments to the Land Development Regulations that implement this policy.
 - 5) In affordable housing consistent with Policy 6.1D.5., impervious areas may be credited toward the required open space if designated as community gathering spaces such as plazas, esplanades, covered gathering spaces, etc.
 - 6) Residential development in Martin County's CRAs shall be governed by the goals, objectives and policies in Chapter 18 except for those limited areas within a CRA that retain one of the residential future land use designations described in Policy 4.13A.

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

Findings of Compliance:

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.

Information #1: Timetable of Development - Master

All final site plan approvals for a multi-phase or PUD development shall be obtained no later than five years after the date of the master site plan approval, provided that no certificate of public facilities reservation was issued with the master site plan approval. If a certification of public facilities reservation was issued with the master site plan approval, all final site plan approvals and construction shall be permitted and completed consistent with the requirements of article 5. Adequate Public Facilities and Transportation Impact Analysis of the LDR MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d. (2021).

Information #2: 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, Florida., LDR §10.6.E.1. (2019).

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

Commercial Design

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

It has been determined that the Applicant is required to provide a Quit Claim Deed to memorialize the right of way on SW 138th Street pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010). The following is a list of the required due diligence materials:

QUIT CLAIM DEED:

1. The applicant will provide a draft Quit Claim Deed for review by the County Attorney's Office.

Note: The applicant did provide draft Quit Claim Deed and after review, is acceptable to the County Attorney's Office.

TITLE COMMITMENT:

1. Original Title Commitment for the proposed dedication site.
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

Note: The applicant did provide a Title Commitment dated November 3, 2025. This may need to be updated.

SURVEY – SKETCH AND LEGAL DESCRIPTION:

1. Two (2) original signed and sealed Boundary Surveys of the dedication site.
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

Note: The applicant did provide a sketch and legal description. After review by the County Surveying Division, revisions are accepted.

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. As part of this development order approval, the applicant has requested an environmental waiver to impact approximately 0.42 acres of wetland buffer for the entrance road. The applicant has demonstrated the proposed access meets the waiver criteria in the Land Development Regulations (LDR) and has provided 0.43 acres of additional upland preserve area as compensation for the proposed buffer impacts. In total, 32.58 acres of wetlands, 12.85 acres of

wetland buffer, and 4.54 acres of upland preserve will be protected and established as preserve area under a Preserve Area Management Plan (PAMP) which equates to 49.97 acres of preserve area.

Landscaping

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a 11 lot subdivision. The applicant has submitted landscape plans that provide 3.74 acres of landscape area which equates to 42% of the 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. Landscaped bufferyards are required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. Section 4.663.B., Land Development Regulations, Martin County, Fla. (2013).

The project site includes preserve areas along all boundaries which satisfies all buffer requirements.

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. To meet this requirement the applicant has submitted Landscape and Construction Plans that will remove 57 protected trees and provide preservation of 9 large oaks and establishment of 53 new trees with a 4" dbh.

Section 4.663.E, Land Development Regulations, Martin County, Fla. (2013) requires that preserve areas, landscape areas and stormwater treatment areas be consolidated to extent feasible and that plantings adjacent to a preserve be limited to native species. To document compliance the applicant has proposed to plant all the dry retention areas and perimeter of the wet retention area with native species. This consolidation and large expanse of additional native plantings being proposed will increase the function, benefits, and value provided by the on-site preserves.

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 development order.

However, Issues Noted and needed to be addressed:

While the project is considered to be in compliance, the following items need to be corrected for final clean-up:

Item #1:

Landscape Tabular Data

Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area (Ref. Section 4.662.A.11, LDR).

The line item for 20% percentage of landscape area required should be corrected to be based only on the developable area, the 389,348 sf, not the entire site including preserves and lots.

Item #2:

Submittal of Post Documents must include copy of Landscape Mitigation plans (tree survey and disposition table) previously submitted with round 2.

K. Determination of compliance with transportation requirements – Engineering Services Department

Findings of Compliance:

Staff reviewed the Traffic Impact Statement prepared by LaConte Engineering dated September 9th, 2025. It is estimated that 6 trips will be added to the eastbound direction of SE Bridge Road in the PM peak hour, yielding less than 1% of the maximum volume at the adopted Generalized Service Capacity of the affected roadway; this application has a de minimis impact. The Traffic Division of the Public Works Department finds this application in compliance.

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 Services Department

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and only fill will be brought onto the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has evaluated the 25- year, 3-day storm event and has demonstrated that the discharge rate for the proposed development is lower than the pre-development discharge rate for the parcel. The applicant proposed a stormwater system consisting of swales and a wet detention lake. The applicant demonstrated the water quality volume is being met in the proposed prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: The site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation of 18.00-feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm event (16.00-feet NAVD); therefore, the applicant demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14.

Division 19 – Roadway Design: The applicant has demonstrated compliance with Division 19 with the design of the proposed connection to SE 138th Street.

Development Order

1. 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.
2. The proposed development is subject to the payment in lieu of construction of the required sidewalks along SE 138th Street. The applicant shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost of construction is \$41.50 per linear foot for the total length of property fronting SE 138th Street (1,220') which equates to \$50,630.

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. (2024).

Electronic File Submittal

Findings of Compliance:

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

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

Wellfield and Groundwater Protection

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 Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews

Emergency Management

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

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

COMPLY - Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

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

Martin County Health Department

The project will be served by onsite septic systems and private potable wells. As such, the lots will be subject to permitting through our department for onsite septic per FAC 62-6 and well permitting per FAC 62-532.

Martin County School Board

Martin County School Board has no further comments.

S. Determination of compliance with legal requirements – County Attorney’s Office

Review ongoing.

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

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Individual wells

Findings – Positive Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Individual septic systems

Findings –Positive Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Positive Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Positive Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings –Positive Evaluation

Source - Engineering Services Department

Reference - see Section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

U. Post-approval requirements

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

Please submit all of the following items in a single hard copy packet. Once submitted, a unique ShareBase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be **brand new, unopened in the original package.**

Table 4 Post Approval Requirements

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.

Item	Description	Requirement
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.
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.
4.	Warranty Deed	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.
5.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled
6.	Engineer's Design Certification	One (1) 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
7.	Right-of-way	One (1) copy of documents verifying that the right-of-way, property, or easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.

Item	Description	Requirement
8.	Payment in Lieu Of Sidewalk	Pursuant to Section 4.843.G., Land Development Regulations, Martin County, Florida, in lieu of constructing a sidewalk along SE 138th Street, the Owner shall pay \$50,630, the cost of construction accepted by the County Engineer, as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
9.	Engineers Opinion of Probable Cost	Two (2) originals of the Engineer's Opinion of Probable Cost, 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
10.	Preliminary Plat	The Preliminary Plat sheet within the Final Site Plan shall be prepared by the same surveyor that will be preparing the eventual plat, not the land planner. Revise the "Lot Dimension Sheet" within the Final Site Plan set to be prepared by the surveyor. [Florida State Statute Chapter 177]
11.	Approved Master Site Plan	One (1) 24" x 36" paper copy of the approved Master Site Plan. (Rolled)
12.	Digital Copy of Master Site Plan	One (1) digital copy of Master Site Plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted. (Rolled)
13.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida. Rolled.
14.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.
15.	Flash/Thumb Drive	One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the

Item	Description	Requirement
		applicant with the approved stamped and signed project plans at the pre-construction meeting.

V. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits required in conjunction with this master plan application.

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:

Table 5 Fee Table

Fee type:	Fee amount:	Fee payment:	Balance:
Application review fees:	\$13,800	\$13,800	\$0.00
Inspection fees:	\$7,100		\$7,100
Advertising fees *:			
Recording fees **:			

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

** Recording fees will be identified after the post approval package has been submitted.

X. General application information

Table 6 Applicant Contact Information

Entity	Contact Information
Applicant/Owners:	Heissenberg Family Financial Investments, LLC 725 NE Bayberry Lane, Jensen Beach, FL 34957 Mike Heissenberg mikesr@expertshutters.com
Agent:	Lucido & Associates 701 East Ocean Boulevard, Stuart, FL 34994 Brian Nolan bnolan@lucidodesign.com
Engineer of Record:	LaConte Engineering 2440 SE Federal Hwy, Suite W, Stuart, FL 34994

Entity	Contact Information
	Bill Orazi worazi@laconteengineering.com

Y. Acronyms

Table 7 Acronym Definitions

Acronym	Definition
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
LOS	Level of Service
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/Wastewater Service Agreement

Z. Attachments