



MARTIN COUNTY, FLORIDA

DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

JENSEN DUNES PUD RESIDENTIAL CARE FACILITY REVISED PUD ZONING AND REVISED MASTER SITE PLAN

Applicant:	Jensen Dunes, LLC and One HC-Jensen Beach, LLC
Property Owner:	Jensen Dunes, LLC (Phase 2 and 3)
Property Owner:	One HC-Jensen Beach, LLC (Phase 1)
Agent for the Applicant:	Morris A. Crady, AICP, Lucido & Associates
County Project Coordinator:	Paul Schilling, Principal Planner
Growth Management Director:	Nicki van Vonna, AICP
Project Number:	J046-008
Application Type and Number:	D058 201500245
Report Number:	2018_1008_J046-008_DRT_Staff_FINAL
Application Received:	08/12/2015
Transmitted:	08/13/2015
Date of Report:	10/16/2015
Joint Workshop:	10/29/2015
Resubmittal Received:	03/15/2016
Transmitted:	03/15/2016
Date of Report:	06/01/2016
Joint Workshop:	06/09/2016
Resubmittal Received:	08/11/2016
Transmitted:	08/11/2016
Date of Report:	01/12/2017
Joint Workshop:	01/19/2017
Resubmittal Received:	04/13/2017
Transmitted:	04/13/2017
Date of Report:	08/04/2017
Joint Workshop:	05/03/2018
Resubmittal Received:	06/18/2018
Transmitted:	06/19/2018
Date of Report:	10/08/2018
BCC Meeting Date:	11/13/2018

B. Project description and analysis

The subject of this application is a request for approval of the Second Amendment to the PUD Zoning Agreement and Revised Master Site Plan and Phasing Plan. The 34.3 acre subject property is located on

the north side of Cedar Street between the FEC Railroad and Savannah Road and south and west of the Town of Ocean Breeze in Jensen Beach. Included in the application is a request for a deferral of a Certificate of Public Facilities Reservation.

On January 10, 2012 the Board of County Commissioners (BCC) granted a zoning change to the PUD District and PUD Master Site Plan approval for the Jensen Dunes project. The PUD Master Site Plan approval was for a 390-bed residential care facility to be constructed in 3 phases. The approved site plan includes 3, 2-story buildings, which will house 130 beds each, and a common recreation area which includes a swimming pool, pavilion, picnic area and gardens.

On October 23, 2012 the BCC approved the Phase 1 Final Site Plan consisting of up to 130 beds and associated infrastructure with a required completion date of October 24, 2014.

On February 18, 2014 the BCC approved the First Amendment to the PUD Zoning Agreement which extended the completion date of the Phase 1 Final Site Plan by one year from October 24, 2014 to October 24, 2015. Based on information provided by the applicant, the majority of site work within Phase 1 has been completed and the Phase I building is under construction and more than ninety percent complete. A legislative extension was acknowledged under Executive Order 15-173, extending the completion date of Phase 1 to June 22, 2016.

The following summary of the proposed Second Amendment has been provided by the applicant:

The current PUD Agreement conditions final site plan approval of Phase 2 on the extension of Skyline Drive from its current location at Second Street south through the Town of Ocean Breeze to the project's entrance, or by reclassifying Cedar Street as a collector road by way of a Comprehensive Plan amendment.

As specified in PUD Special Condition 12, the extension of Skyline Drive through the Town of Ocean Breeze requires a cooperative agreement with the Town to allow the construction of Skyline Drive either by the developer of Jensen Dunes or by way of a Municipal Service Benefit Unit (MSBU) in cooperation with Martin County. The developer of Jensen Dunes has steadfastly pursued this agreement with the Town to no avail. The Town of Ocean Breeze simply does not want the extension of Skyline Drive through their jurisdiction. Therefore, the developer has no choice but to pursue the legal alternative of utilizing NE Cedar Street as the project's primary entrance in accordance with Section 3.93.D of the Land Development Code.

To support the PUD Amendment and pursuant to meetings with representatives of St. Martin De Porres Church and Jensen Beach Elementary School, the developer has voluntary elected to condition the use of NE Cedar Street on the construction of off-site improvements to NE Cedar Street and payment of a contribution of mutual benefit to the Martin County School District (in the amount of \$197,000) as described in revised Special Condition #12 of the PUD Amendment.

The NE Cedar Street improvements will help relieve traffic congestion on Cedar Street and generally

improve traffic circulation and pedestrian safety. The contribution of mutual benefit to the School District was requested to help facilitate the District's master planning efforts for Jensen Beach Elementary School.

With this understanding, additional changes to the PUD Timetable are listed as follows:

The proposed changes to the PUD Timetable are to reflect the actual date Phase 1 obtained final site plan approval (i.e. October 23, 2012) and to acknowledge the legislative extensions authorized by the Governor's Executive Orders #15-173, #16-30, #16-59, #16-230, #17-235, #17-287 and 18-191. The Executive Orders authorize an ultimate buildout date of June 10, 2024.

- a) The extension of the completion date for Phase 1 from October 23, 2015 (First PUD Amendment) to October 7, 2017;
- b) The extension of the time frame to obtain final site plan approval of Phase 2 from December 22, 2017 to June 9, 2020;
- c) The extension of the time frame to complete Phase 2 from December 24, 2019 to June 11, 2022;
- d) The extension of the time frame to obtain final site plan approval of Phase 3 from December 24, 2018 to June 10, 2022;
- e) The extension of the time frame to complete Phase 3 from December 23, 2020 to June 10, 2024.

Additional timetable extensions proposed by way of PUD Amendment:

- a) The extension of the time frame to obtain final site plan approval of Phase 2 to December 31, 2019;
- b) The extension of the time frame to complete Phase 2 to December 31, 2021;
- c) The extension of the time frame to obtain final site plan approval of Phase 3 to December 31, 2021;
- d) The extension of the time frame to complete Phase 3 to December 31, 2023.

The PUD Amendment also includes the following changes to the Master Plan and Phasing Plan:

- a) Elimination of the extension of Skyline Drive from its existing location at Second Street through the Town of Ocean Breeze to the project's entrance;
- b) Addition of a permanent, secondary vehicular access and sidewalk connection on NE Cedar Street including the extension of a 6' sidewalk along the project's entire frontage on the NE Cedar Street right-of-way;
- c) Addition of a loop road and additional parking areas surrounding the project's development area;
- d) Reduction in the number of beds from 390 to 340 beds including existing Building #1 (130 beds), proposed Building #2 (160 beds) and proposed Building #3 (50 beds);
- e) Redesign of Building #2 from a 2-story structure with 130 beds to a one-story community commons building attached to a 2-story and 3-story structure with 160 beds;
- f) Redesign of Building #3 from a 2-story structure with 130 beds to a one-story structure with 50 beds; and
- g) Deletion of the optional picnic area and trail within the upland preserve area.

To be consistent with the revised master plan and timetable, PUD Special Condition 12 is proposed to be amended as follows:

12. **TRAFFIC IMPACTS**

A. Pursuant to Section 3.93.D. of the Martin County Land Development Code, primary access to the project shall be NE Cedar Street subject to completing the following off-site improvements prior to the issuance of a certificate of occupancy for Phase 2:

i. A permanent secondary access on NE Cedar Street including construction of a six (6) foot wide sidewalk along the project's entire frontage on NE Cedar Street right-of-way (ROW) as shown on Revised Exhibit "D", Revised Master Plan; and

ii. All intersection, roadway and sidewalk improvements as shown on the NE Cedar Street Improvement Plan attached hereto and made a part hereof as Exhibit "D-2".

B. Prior to the issuance of a CO for Phase 2, the OWNER shall make a contribution of mutual benefit to the Martin County School District in the amount of \$197,000. The payment shall not be creditable towards any other required impact fees.

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	Paul Schilling	288-5473	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Paul Schilling	288-5473	Comply
H	Urban Design	Paul Schilling	288-5473	N/A
H	Community Redevelopment	Paul Schilling	288-5473	N/A
I	Property Management	Colleen Holmes	288-5793	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	N/A
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Michael O'Brien	288-5418	N/A
M	Engineering	Michelle Cullum	288-5512	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	Dan Wouters	219-4941	N/A
Q	ADA	Kevin Landry	221-1396	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	On-going
S	County Attorney	Krista Storey	288-5443	On-going
T	Adequate Public Facilities	Paul Schilling	288-5473	Deferral

D. Review Board action

This application is classified as a major development. As such, final action on this request for approval is required by the Board of County Commissioners at a public meeting pursuant to Section 10.5.A.2., Land Development Regulations, Martin County, Fla., (2016).

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., 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 August 4, 2017 with its resubmittal dated June 18, 2018. The previous staff reports and resubmittals are incorporated herein by reference.

E. Location and site information

General Site Information:

Location:

On the north side of Cedar Street, between the FEC Railroad and Savannah Road in Jensen Beach.

Parcel number:

22-37-41-000-000-0062.0-00000

Existing zoning:

PUD, Planned Unit Development

Future land use:

Low Density

Commission district:

1

Community redevelopment area:

N/A

Municipal service taxing unit:

Northern

Planning area:

North County

Storm surge zone:

N/A

Taxing district:

District A

Traffic analysis zone:

7

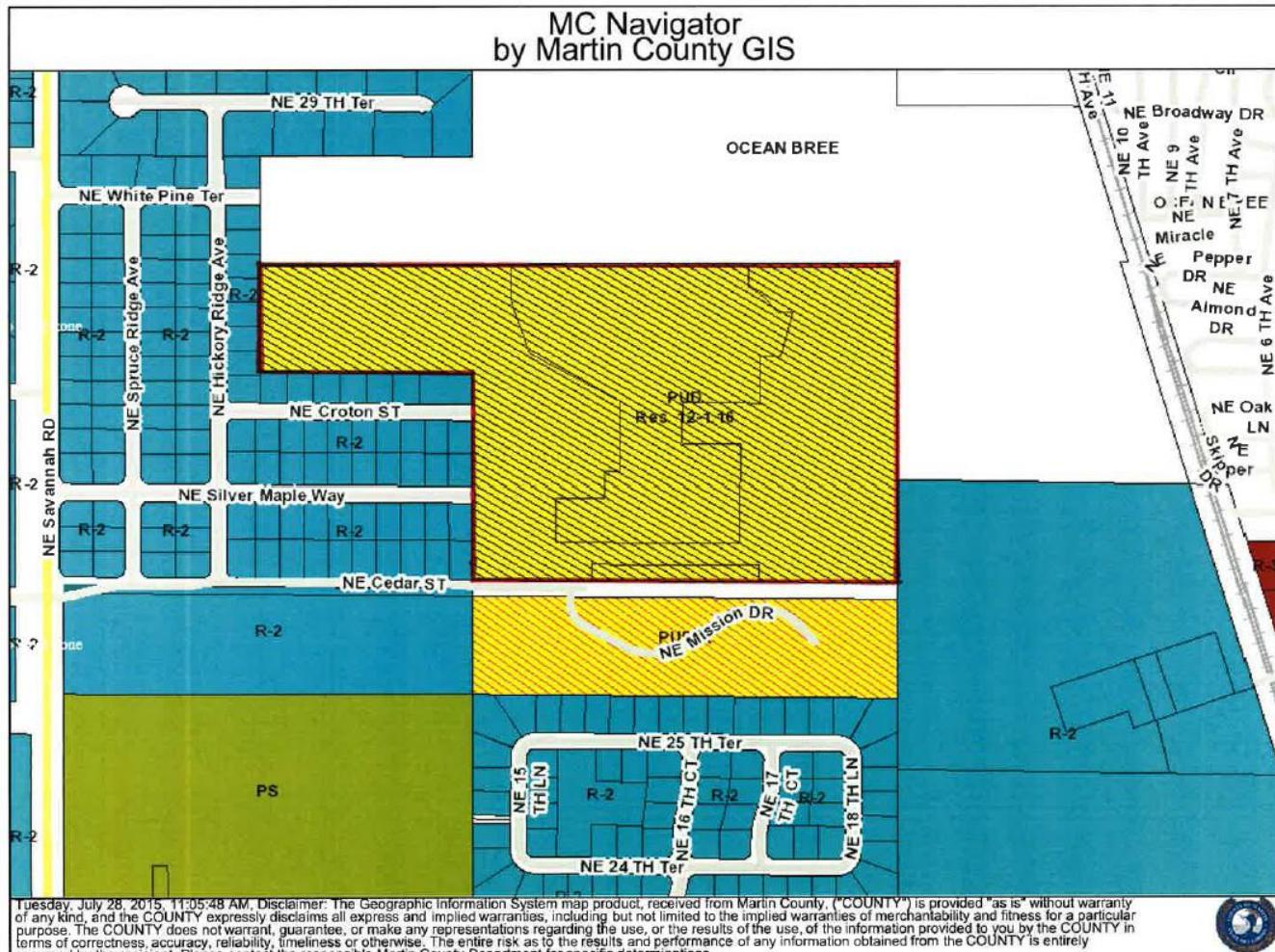
Service District:

Primary Urban Services District

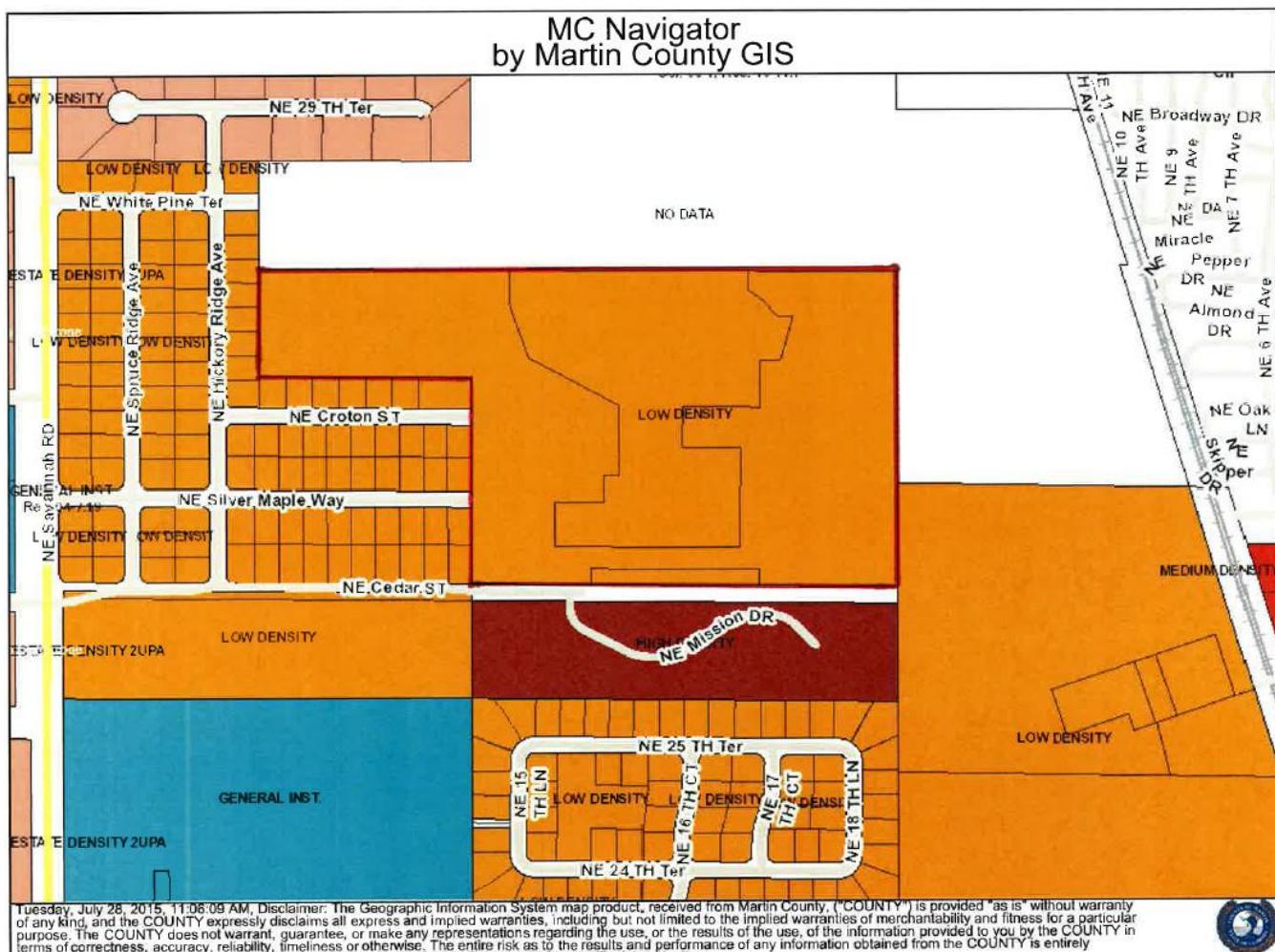
LOCATION MAP



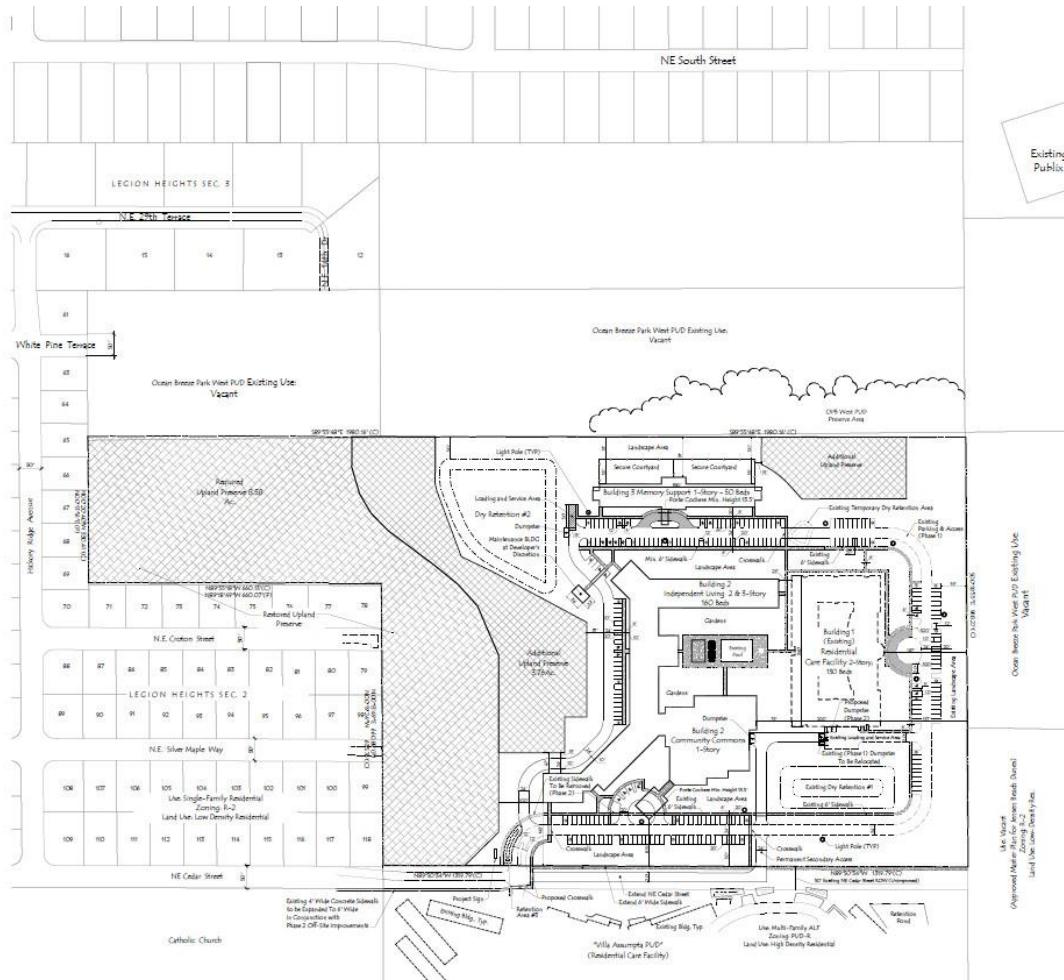
ZONING MAP



FUTURE LAND USE MAP



REVISED MASTER SITE PLAN



Site Data:

Total Site Area:	1,494,724 sf (34.30 Ac.)
Upland Preserve Required:	374,174 sf (0.85 Ac.)
Upland Preserve Provided:	337,562 sf (12.34 Ac.)
Developable Area:	968,519 sf (21.95 Ac.)
Impervious Area:	408,157 sf (9.37 Ac.)(27%)
Building Footprint:	90,257 sf (0.37 Ac.)
Vehicle Use Area:	165,513 sf (3.90 Ac.)
Residential Pedestrian Areas:	538,749 sf (12.50 Ac.)
Permit Area:	1,026,567 sf (23.92 Ac.)(79%)
Preserve Area:	307,802 sf (0.34 Ac.)
Landscape Area:	40,455 sf (0.09 Ac.)
Dr. Retention Area:	66,850 sf (0.20 Ac.)
Existing Zoning:	PUD
Future Land Use Designation:	Low Density Residential
Existing Use:	Residential Care Facility (Phase 1)

Building Data

Gross Floor Area (Building Footprints):	190,357 s.f.
Maximum Height:	35 Feet (3 story)
Building Coverage (Building Footprints):	12.7%
Open Space:	73%
Maximum Residential Units:	171 units
Proposed Residential Units:	0 units
Maximum Beds w/Res. Care Facility:	391 beds
Proposed Beds w/Res. Care Facility:	340 beds

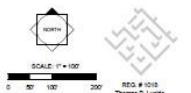
Parking Requirements

Parking Required:	170 Spaces
340 beds: (@ 50 spaces per bed)	
Parking Provided:	230 Spaces*
340 beds: (@ 60 spaces per bed)	Includes 20 Handicap Spaces
* Parking Rate Adjustment authorized per section 4.625, LDRA	

Jensen Dunes PUD
Residential Care

Jensen Beach, Florida
Revised
Master Site Plan

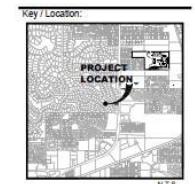
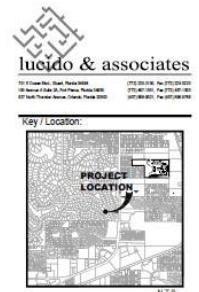
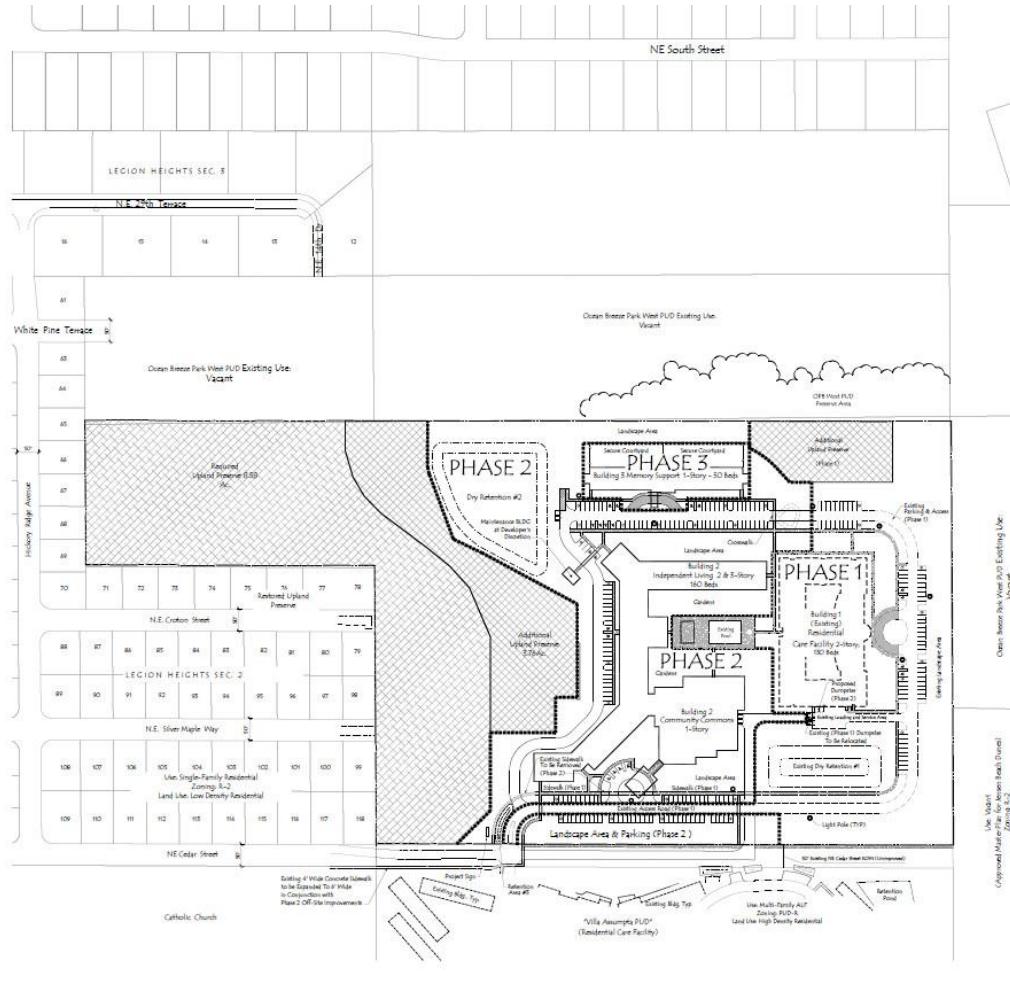
Date	By	Description
08.01.15	S.L.S.	Removed Skyline Drive Access
03.09.15	S.L.S.	Revised Buildings (1st Re-submittal)
08.03.16	S.L.S.	Added Loop Road (2nd Re-submittal)



Designer: JRC Sheet: _____
Manager: MC _____
Project Number: 15-141 _____
Municipal Number: _____
Computer File: Jensen-Davis PUD Revised Master Site Plan.dwg
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Other important characteristics of the cell line

REVISED PHASING PLAN



Project Team:	
Architect:	Jensen Dunes, LLC
Land Planner:	Land & Associates, Inc.
Landscaping:	Land & Associates, Inc.
Region:	The Beaches, North & South, Highway 402, Boca Raton, FL, USA
Traffic Engineer:	Urban Options, Inc., Boca Raton, FL, USA
Permit:	Code 3, Jensen Beach, Florida, USA
Environmental:	Coastal Environmental Consultants, Inc., Boca Raton, FL, USA
Construction:	Coastal Environmental Consultants, Inc., Boca Raton, FL, USA

NTS

Phase 1:
Construction of Building 1 (up to 150 beds), supporting drainage, utility and infrastructure improvements including permanent primary access to NE Cedar Street, dry retention area #1, water main extension to fire hydrant #1, sanitary sewer service, cleanout, manhole #1, private lift station and force main, parking, recreation facilities, landscape improvements and all PAMP requirements.

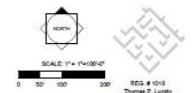
Phase 2:
Construction of Building 2 (up to 160 beds), supporting drainage, utility and infrastructure improvements including permanent secondary access to NE Cedar Street, dry retention areas #2 and #3, extension of 6' sidewalk along the project's entire frontage on NE Cedar Street, public right-of-way, parking, landscape improvements and elements of the NE Cedar Street Improvement Plan pursuant to revised Special Condition #12, 2nd PUD Amendment.

Phase 3:
Construction of Building 3 (up to 50 beds) including supporting drainage, utility, landscape and infrastructure improvements.

Legend:

- Required Upland Preserve
- Additional Upland Preserve

Date	By	Notes
08.06.15	5-1-5	Received Staff Report (Revised)
08.06.15	5-1-5	Accepted Staff Report (Revised)
08.03.16	5-1-5	Added Loop Road (2nd Rebuttable)



Designer: JRC
 Manager: NC
 Project Manager: JRC
 Municipal Number: 04050
 Computer File: JensenDunesPUD Revised Plan.Dwg
 Scale: 1" = 1'000'-0"

0 50 100 200

RDG 4/10/16
 Thomas P. Lucido

1 of 1

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

Findings of Compliance:

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1A.1., states: 'The County's existing Land Development Regulations shall conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and the FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Fish and Wildlife Conservation Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;
- (10) Include provisions for the transfer of development rights to:
 - (a) Protect environmentally sensitive areas and/or historic resources; and
 - (b) Specify those receiving zones in the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

Staff has reviewed this application and finds 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:

Additional Information:

Information #1:

PUD Zoning Amendment

Additional revisions to the PUD Zoning Agreement may be required.

Information #2:

Parking Rate

Parking Required: 340 beds @ .50 spaces per bed = 170 spaces

Parking Provided: 340 beds @ .68 spaces per bed = 230 spaces

Parking Rate Adjustment

The applicant has provided the following Parking Rate Analysis with the August 9, 2016 resubmittal:

Approved Parking Rate

Per Section 4.624 of the Land Development Regulations (LDRs), the standard parking rate for a residential care facility is 0.5 spaces per bed. Based on a maximum of 390 beds the original project was approved with 213 parking spaces or 0.55 spaces per bed. Based on the following changes to the master plan and the operational experience of Praxeis Senior Living Communities, a parking rate adjustment pursuant to Section 4.625, LDRs is required to provide adequate parking for employees, residents and guests.

Proposed Master Site Plan Revisions

The changes to the Master Site Plan include a redesign of the buildings, access and parking layout that are more particularly described as follows:

- a) Redesign of Building #2 (Phase 2) from a 2-story structure with 130 beds to a one- story community commons building attached to a 2 and 3-story structure with 160 beds;
- b) Redesign of Building #3 (Phase 3) from a 2-story structure with 130 beds to a one- story structure with 50 beds; and
- c) Addition of a loop road and additional parking areas surrounding the project's development area.

Proposed Parking Rate

Although the number of beds will be reduced from 390 beds to 340 beds, the use and operation of the facility has been redesigned to provide a more holistic senior living environment that addresses the needs of residents at all levels of elderly care. Based on Praxeis extensive experience with this more comprehensive approach to senior living, additional parking beyond the standard code requirement of 0.5 space per bed is needed to account for the actual needs and convenience of the residents.

Phase 1, which has been completed, will continue to include 130 beds designed for "assisted" living as originally proposed. This phase is supported by 74 parking spaces, which is generally in accordance with the standard parking requirement and the approved parking ratio of 0.55 spaces per bed.

However, Phase 2, which consists of 160 beds, has been redesigned for "independent" senior living, which is similar to the Villa Assumpta senior living complex directly across NE Cedar Street. During the initial course of their stay, many of these residents may still own vehicles, which slightly increases the parking space per bed ratio to approximately 0.75 spaces per bed or approximately 120 spaces. For the convenience of the residents and emergency access, a loop road was designed to improve circulation and to equally distribute the parking spaces on the south, north and west side of building #2.

Phase 3, which consists of 50 beds, has been designed for "memory support" residents. Although this type of use does not anticipate residents with vehicles, the anticipated number of employees and guests require a slightly higher ratio of parking to beds. In this case, approximately 36 spaces have been allocated to building #3, which equates to a parking ratio of 0.72 spaces per bed.

In total the Jensen Dunes senior living campus will provide up to 340 beds and 230 parking spaces, which equates to an overall parking ratio of 0.68 spaces per bed, which is approximately 35% more parking than the standard parking rate of 0.50 spaces per bed.

Conclusion

According to Praxeis very successful operation of similar-type facilities located throughout the state and the country (see attached list of past clients and similar projects), the proposed number of parking spaces will not create overflow parking problems or otherwise indicate a need for more parking than what has been previously designed and approved in other areas.

Based on this analysis, the proposed parking rate adjustment will not result in undesirable overflow parking, nor otherwise adversely impact the character and integrity of the surrounding area. Therefore, the project is in compliance with the Parking Rate Adjustment standards in Section 4.625 of the Martin County Land Development Regulations.

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

Commercial Design

N/A

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR, § 4.871.B.

Community Redevelopment Area

N/A

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, Division 6

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

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

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.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering and Planning, dated May 2018. O'Rourke Engineering and Planning stated that the site's maximum impact was assumed to be 55 directional trips during the PM peak hour. Staff finds that CR 713 (NE Savannah Road) is the recipient of a majority of the generated trips. The generalized service capacity of CR 713 (NE Savannah Road) is 880. The project impact is 3.25% of the maximum volume of that roadway. CR 713 (NE Savannah Road) is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2023).

The intersection analysis of NE Cedar Street at CR 713 (NE Savannah Road) indicated that at buildout

year, the westbound approach of NE Cedar Street will operate at LOS C with an average approach delay of 20.4 seconds per vehicle. The westbound left turn movement will operate at LOS D, while the westbound right turn movement will operate at LOS B.

L. Determination of compliance with county surveyor - Engineering Department

N/A

The Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR §10.1.F

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

Findings of Compliance:

Staff finds that the proposed project is in compliance with Division 8, 9, 10, 14, and 19 of Article 4 in the Land Development 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 complies with applicable addressing regulations. All street names on this final site plan meet all street naming requirements in Article 4, Division 17, Land Development Regulations, Martin County, Fla. (2016).

Electronic File Submittal

Findings of Compliance:

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable requirements of Section 10.2.B.5., LDR, Martin County, Fla.

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, Division 6 and 7

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, Division 5

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Findings of Compliance:

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards. 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.

The alternative emergency access road will need to be stabilized to support a 56000 pound emergency vehicle.

The compliance recommendations have been met with the permanent secondary access depicted on the site plan.

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

Findings of Compliance:

The General Services Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements.

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

Martin County Health Department

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin

County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

Martin County School Board

Review On-going.

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

Review On-going.

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

This development application is eligible for a Positive Evaluation of Adequate Public Facilities and an Affidavit Deferring Public Facilities Reservation (Section 5.32.C., LDR). The following evaluation summarizes the Positive Evaluation of Adequate Public Facilities:

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County

Findings – Positive

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

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

Service provider – Martin County

Findings – Positive

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings – Positive

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings – Positive

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings – N/A

Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)

Findings – Positive

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - Positive

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings – Positive

Source - Growth Management Department

Reference - see Section R of this staff report

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

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

Item #4:

Six (6) copies 24" x 36" of the approved master site plan and phasing plan.

Item #5:

Original approved master site plan and phasing plan on Mylar or other plastic, stable material.

Item #6:

One (1) digital copy of master site plan and phasing plan in AutoCAD 2010 - 2017 drawing format (.dwg). The digital version of the site plan and phasing plan must match the hardcopy version as submitted.

Item #7:

Original and one (1) copy of the executed approved Second Amendment to the PUD Zoning Agreement.

V. Local, State, and Federal Permits

N/A

W. Fees

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800.00	\$13,800.00	\$0.00
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.

X. General application information

Applicant: Jensen Dunes, LLC & One HC-Jensen Beach, LLC
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Agent: Lucido & Associates
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Y. Acronyms

ADA.....Americans with Disability Act
AHJ.....Authority Having Jurisdiction
ARDP.....Active Residential Development Preference
BCC.....Board of County Commissioners
CGMP.....Comprehensive Growth Management Plan
CIE.....Capital Improvements Element
CIP.....Capital Improvements Plan
FACBC.....Florida Accessibility Code for Building Construction
FDEP.....Florida Department of Environmental Protection
FDOT.....Florida Department of Transportation
LDR.....Land Development Regulations
LPA.....Local Planning Agency
MCC.....Martin County Code
MCHD.....Martin County Health Department
NFPA.....National Fire Protection Association
SFWMD.....South Florida Water Management District
W/WWSA....Water/Waste Water Service Agreement

Z. Attachments