



MARTIN COUNTY, FLORIDA  
DEVELOPMENT REVIEW

**FINAL STAFF REPORT**

**A. Application information**

**SECOND AMENDMENT TO THE HIGHPOINTE PUD  
INCLUDING REVISED MASTER SITE PLAN AND  
AMENDED PRESERVE AREA MANAGEMENT PLAN  
AND PHASE 2 FINAL SITE PLAN**

Property Owners:	Christ Fellowship Church Inc. Pulte Home Company LLC Highpointe Property Owners Association Inc. Camp Valor LLC
Applicant:	Pulte Home Company LLC, Garrett Dismore
Agent:	Cotleur and Hearing, Daniel T. Sorrow, AICP
County Project Coordinator:	Allison Rozek, Principal Planner
Growth Management Director:	Paul Schilling
Project No.:	C148-013
Record No.:	DEV2022100013
Report No.:	2023_1017_C148-013_Final_Staff_Report
Application:	12/30/2022
Transmitted:	01/09/2023
Staff Report:	02/14/2023
Application:	04/04/2023
Transmitted:	04/05/2023
Staff Report:	07/21/2023
Application:	09/05/2023
Transmitted:	09/07/2023
Staff Report:	10/17/2023

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

Proposed: This is a request by Cotleur and Hearing, on behalf of Christ Fellowship Church Inc, for approval of the Second Amendment to the Highpointe Planned Unit Development (PUD) Zoning Agreement, including Revised Master Site Plan and Amended Preserve Area Management Plan, and a Phase 2 Final Site Plan to construct 190 single-family homes, an amenities center, and associated infrastructure. The 145.31-acre subject site is located within the 321-acre PUD, along SW Pratt Whitney Road, in Stuart. Included is a request for a Certificate of Public Facilities Deferral and a Certificate of Public Facilities Reservation.

Background: The Highpointe PUD was originally approved as a 2-phase master plan in 2021 to construct 284 single-family homes and associated infrastructure, incorporate the existing church into the master site plan, and establish a 20-acre campground to be utilized by the Operation 300 non-profit organization. The Phase 1 Final Site Plan was also approved in 2021, to construct 94 single-family homes and execute the donation of 19.54 acres for the Operation 300 campground. The First Amendment to the Highpointe PUD with a Revised Master Site Plan and a Revised Phase 1 Site Plan were adopted, during approval of the Phase 1 Plat. The 321-acre PUD is located along the east side of SW Pratt Whitney Road, approximately 1.1 miles north of Bridge Road, in Stuart.

## ***C. Staff recommendation***

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

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Allison Rozek	(772) 288-5931	Comply
G	Dev. Review/Site Design	Allison Rozek	(772) 288-5931	Comply
H	Community Redev	Allison Rozek	(772) 288-5931	N/A
I	Property Management	Ellen MacArthur	(772) 288-5794	N/A
J	Environmental	Shawn McCarthy	(772) 288-5508	Comply
J	Landscaping	Karen Sjoholm	(772) 288-5909	Comply
K	Transportation	Lukas Lambert	(772) 221-2300	Comply
L	County Surveyor	Tom Walker	(772) 288-5928	N/A
M	Engineering	Michael Grzella	(772) 288-5920	Comply
N	Addressing	Emily Kohler	(772) 288-5692	Comply
N	Electronic File Submission	Emily Kohler	(772) 288-5692	Comply
O	Water and Wastewater	James Christ	(772) 320-3034	Comply
O	Wellfields	James Christ	(772) 320-3034	Comply

P	Fire Prevention	Doug Killane	(772) 288-5633	Comply
P	Emergency Management	Sally Waite	(772) 219-4942	N/A
Q	ADA	Michael Grzella	(772) 288-5920	Comply
R	Health Department	Nicholas Clifton	(772) 221-4090	N/A
R	School Board	Mark Sechrist	(772) 219-1200	Comply
S	County Attorney	Elysse Elder	(772) 288-5925	On-Going
T	Adequate Public Facilities	Allison Rozek	(772) 288-5931	Positive Evaluation

#### ***D. Review and final action***

This application meets the threshold requirements for processing as a PUD Development (amendment), pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019) and a Final Site Plan with an approved Master Site Plan

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated, 09/27/2023 with its resubmittal. Therefore, staff is recommending approval.

#### ***E. Location and site information***

**Parcel Number(s):** 173941000007000109;  
173941000008000205  
173941000008000107;  
173941000001000004;  
173941000002000002;  
083941000015000300;  
083941000015000209

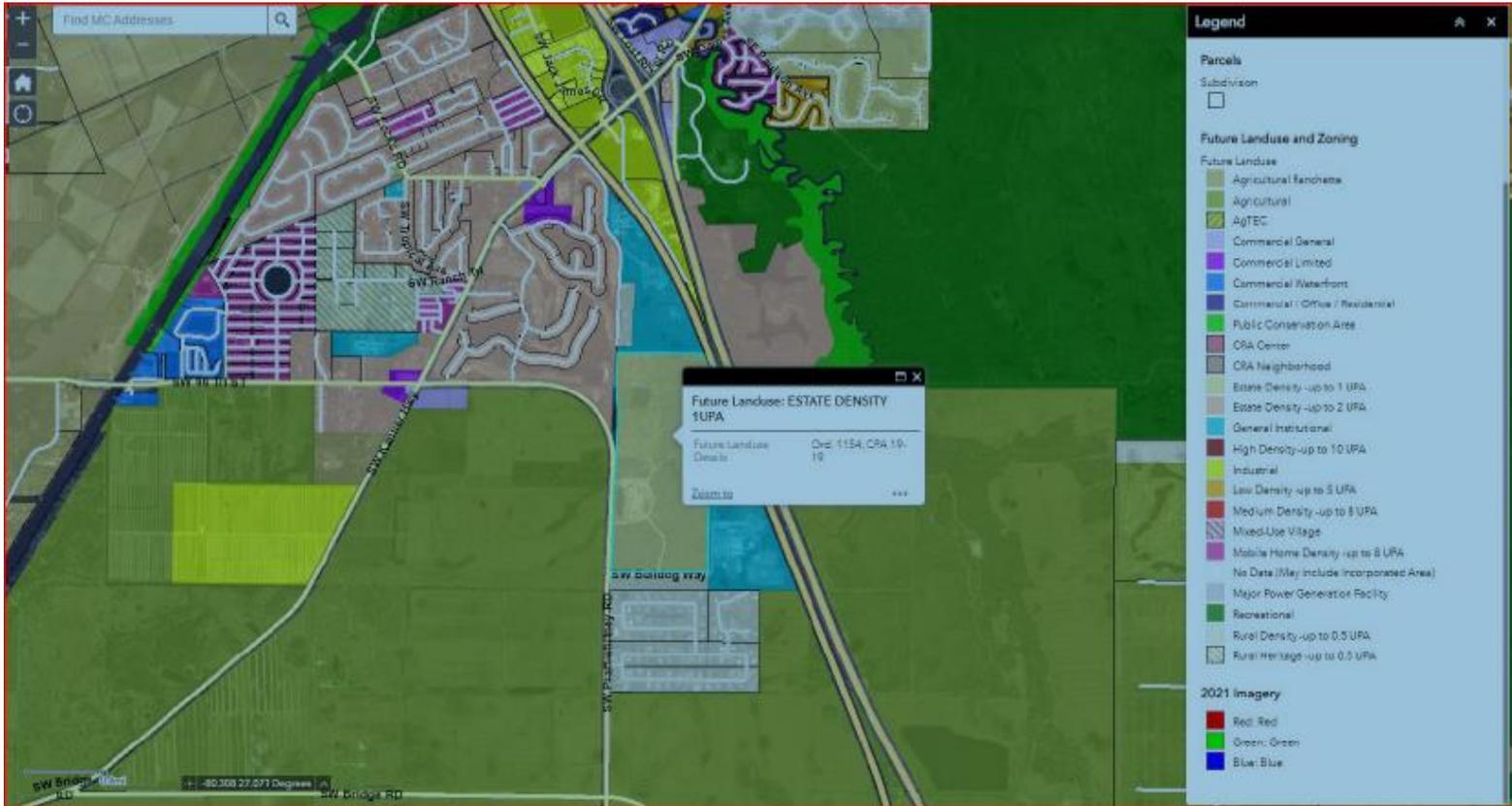
**Address/Location:** 10205 SW Pratt Whitney Rd, in Stuart  
**Future Land Use:** Residential Estate Density – 1 unit per acre  
**Zoning:** PUD  
**PUD Site Area:** 321 acres  
**Phase 2 Site Area:** 145.31 acres

**Figure 1: Arial Map  
(Master and Phase 2)**



To the east of the PUD:	I-95
To the north of the PUD:	I-95
To the west of the PUD:	SW Pratt-Whitney Road
To the south of the PUD:	SW Bulldog Way

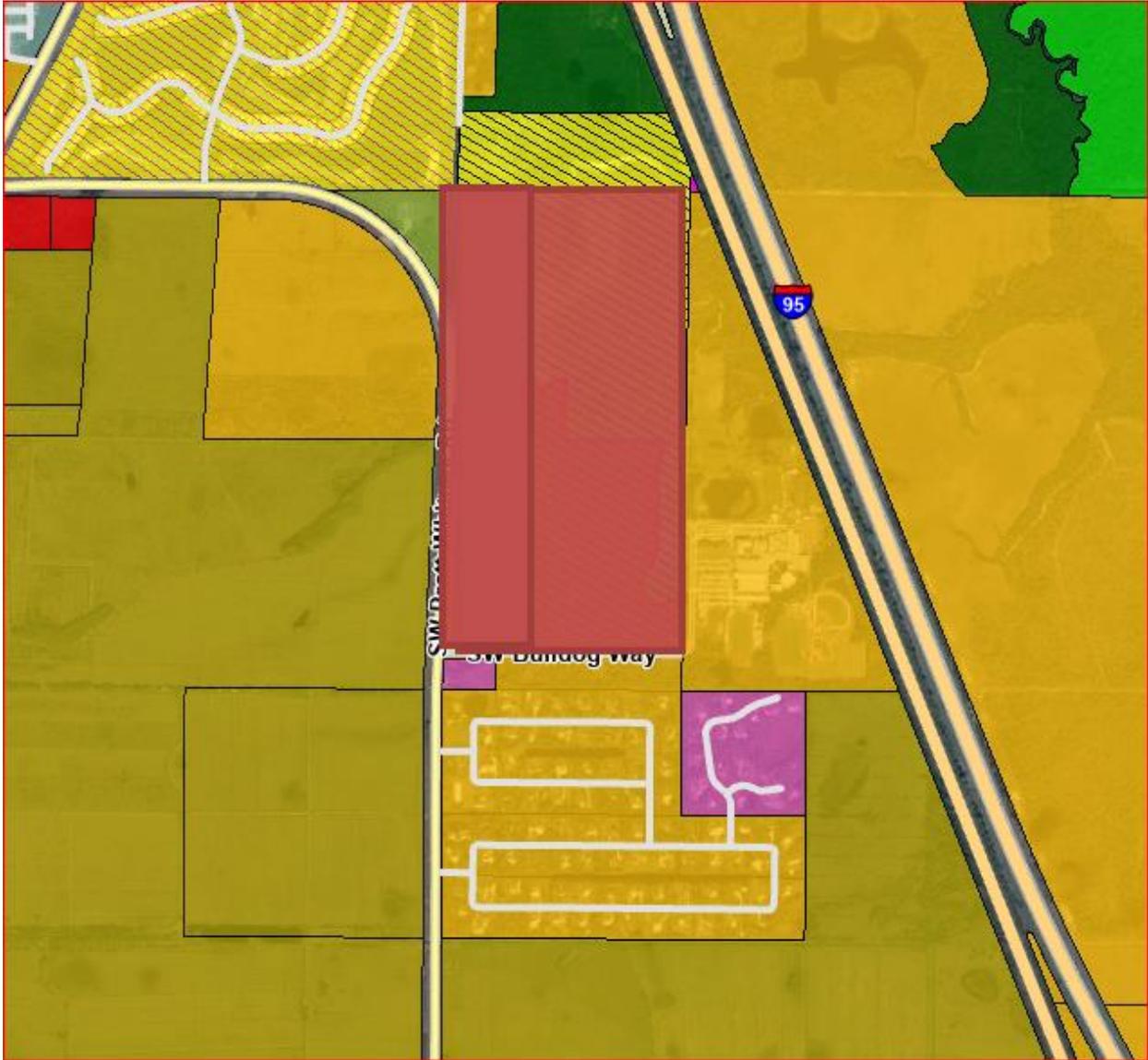
**Figure 2: Land Use Map**



To the east of The PUD:  
 To the north of the PUD:  
 To the west of the PUD:  
 To the south of the PUD:

General Industrial  
 General Industrial  
 Agricultural  
 Power Generator Facility

**Figure 3: Zoning Map**



To the east of the PUD:	A-1 (Small Farms)
To the north of the PUD:	PUD
To the west of the PUD:	A-1 (Small Farms), AG-20A (General Agricultural District), RE-1/2A (Residential Estate District)
To the south of the PUD:	RE-2A (Rural Estate District), A-1 (Small Farms)

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

**Finding of Compliance**

This application meets the threshold requirements for processing as a PUD Development (amendment), pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019) and a Final Site Plan with an approved Master Site Plan

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

**Information #1: Final Approvals**

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

**Information #2: Land Clearing Prohibition**

No land clearing is authorized prior to the pre-construction meeting for the phase 2 project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

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

**Community Redevelopment**

**Finding of Not Applicable (N/A)**

Staff finds review for compliance is not applicable to this project, as it does not contain commercial development.

**Commercial Design**

**Finding of Not Applicable**

Staff finds review for compliance is not applicable to this project, as it does not contain commercial development.

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

**Property Management**

**Finding of Not Applicable**

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

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

**Environmental**

**Finding of Compliance**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

### **Informational Comment**

Thank you for providing an analysis to explain the preserve acreage discrepancies with this project. County environmental staff analyzed all the preserve area data starting with the 2013 Christ Fellowship site plan and determined the original wetland buffer acreage of 24.8 acres was included in the total upland preserve acreage of 66.18 acres. With the 2021 Highpoint master site plan, the preserve data showed the 66.18 acres of upland preserve and the wetland buffer acreage 24.8, meaning the wetland buffer acreage of 24.8 acres was counted twice in the total preserve acreage.

The second minor discrepancy was identified by the applicant's surveyor which indicated the actual wetland buffer acreage is 19.39 acres and not 24.8 acres. This 5.41-acre discrepancy combined with counting the wetland buffer of 24.8 acres twice accounts for the 30.21-acre difference in the total preserve acreage from the 2021 Highpointe Master Site Plan to the PUD Master Site Plan (1st Amendment).

### **Landscaping**

#### **Finding of Compliance – Master Site Plan**

This project is a comply for landscaping. No landscape plans are being reviewed in association with this application for Revised Zoning and Masterplan. Section 4.661.B, Land Development Regulations, Martin County, FL. [2013] requires landscape compliance prior to receiving a certificate of occupancy. Certificates of occupancy are not given at the Zoning and Master Plan phase. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. It appears that areas provided on the Master Plan will provide for required landscape areas.

### **Informational Comment**

The original approved Master Site Plan stated that there was 61.23 acres of landscape and buffer areas that included 22.64 acres of native vegetation preserved as Landscape Alternative Compliance. In association with the modifications to correct the environmental calculations, as explained in the Environmental Section, these areas were reclassified to be Preserve Areas. The current Master Site Plan proposes to preserve 13.39 acres of native vegetation.

#### **Finding of Compliance - Final Site Plan**

1. 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]. In this phase.

the applicant has proposed construction of a 190-lot subdivision. The applicant has submitted landscape plans that provide 28.34 acres of landscape area which equates to 30.15% 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.

2. Landscaped buffer yards 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).
3. A Type 4 buffer is required on the west property line adjacent to Pratt & Whitney Rd. This buffer is being provided and is incorporating existing native vegetation. A Type 4 buffer is also required adjacent to the Christ Fellowship Church parcel. This buffer has been provided.
4. Included with the PUD agreement, public benefits are being proposed by the applicant that expand required landscape areas.

Additional Enhanced Landscaping Include:

- a. Additional areas of preserved native vegetation totally 5.90 acres is proposed adjacent to development along Bulldog Way and Pratt-Whitney Road.
  - b. Additional establishment of littoral zone and upland transitional plantings to enhance wildlife habitat and water quality. Littoral zones required totaled 114,160 sq. ft; 302,051 sq. ft. of littorals are proposed for an increase of 187,891 sq. ft. over required area. An additional 695 sq. ft of upland transitional zone plantings has been proposed over the 114,160 sq. ft. required.
  - c. Sustainable standards for streetscape have been incorporated into the design of the master site plan. Further refinements of these standards and the specific implementation thereof shall be incorporated into the final design of the development and compliance with such standards shall be demonstrated.
5. PUD streetscaping standards for sustainable streets include the planting of shade trees along walkways and access roads to avoid the "sea of asphalt" and "line of cars" affect and to provide a more meaningful balance between green spaces and dwellings.
  6. Street trees that consist of live oak shall be provided along roadways in a manner and utilizing methodologies that will maintain their long-term survival and health for

perpetuity. Trees shall be afforded priority status as green infrastructure and shall be protected and maintained to avoid future conflicts with structures and utilities.

7. Tree removal and mitigation of street trees shall only be considered to remove diseased trees or trees weakened by age, weather, storm, fire or acts of God. Infrastructure and structures shall instead be remedied by their replacement or use of alternative sidewalk materials, root pruning, root barrier installation, and/or sidewalk relocation.
8. Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.
9. 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.
10. 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.

#### ***K. Determination of compliance with transportation requirements - Engineering Department***

### **Traffic**

#### **Findings of Compliance**

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

#### **Compliance with Adequate Public Facilities Ordinance:**

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering and Planning, dated October 2022. O'Rourke Engineering and Planning stated that the site's maximum impact was assumed to be 172 directional trips during the PM peak hour at final buildout. Staff finds that SW Pratt Whitney Road is the recipient of most of the generated trips. The generalized service capacity of SW Pratt Whitney Road is 800. The project impact is 16.25% of the maximum volume of that roadway. SW Pratt Whitney Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2030).

***L. Determination of compliance with county surveyor - Engineering Department***

**County Surveyor**

**Finding of Not Applicable**

Staff finds review for compliance is not applicable to this project, as currently proposed.

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

**Engineering**

**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 the excavation of 42,910 cubic yards is proposed. Therefore, a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$9,011.10 shall be paid within sixty (60) calendar days of the project approval. The applicant demonstrated compliance with Division 8.

Division 9 – Stormwater Management: The applicant has demonstrated that the stormwater from the improvements are being collected and captured in accordance with Martin County Requirements; 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 is set at or above the maximum predicted stage of the 100-year 3-day storm event; 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 by providing two parking spaces per unit.

Division 19 – Roadway Design: The applicant has demonstrated compliance with Division 19 with the design of the proposed connection to SW Bulldog Way.

### **Development Order Conditions**

The Engineering Department finds this application in compliance, provided the Development Order includes conditions for the following:

1. The OWNER shall execute a Right-of-Way Maintenance Agreement with Martin County that identifies OWNER as the responsible party for perpetual maintenance of the landscape island and all landscaping, irrigation and lighting within the Right-of-Way at the entrance of the development, as well as the landscaping within the Right-of-Way for SE Pratt Whitney Rd. The Right-of-Way Maintenance Agreement shall be executed by the OWNER, prior to issuance of the first building permit.
2. Upon the issuance of the Development Order, the OWNER agrees to diligently pursue approval from the Martin County School Board to provide a safe pedestrian path from the pedestrian connection to SE Bulldog Way (as identified on the Phase 2 Final Site Plan) up to a pedestrian-friendly facility on the South Fork High School Campus. If this cannot be accomplished prior to the first Certificate of Occupancy, then the OWNER shall apply for a Phase 2 Final Site Plan amendment to remove the connection point from the Final Site Plan, along with any previously constructed infrastructure.
3. OWNER agrees that should any adverse, offsite impacts be encountered by the Foxwood development or the nursery property to the south, above what they currently encounter, OWNER will diligently pursue a solution by either routing the existing stormwater flow from the offsite property around their proposed stormwater management system, or other acceptable solution.
4. OWNER agrees that prior to the release of the existing Drainage Easement (currently in place to assure that the offsite flows from the Foxwood development and the nursery property legally flow across the Phase 2 property), OWNER will ensure the necessary Drainage/Flowthrough Easements are in place, or identified on the proposed plat, and recorded in the Official Records of Martin County, Florida upon plat approval.
5. To ensure that the drainage/stormwater management system functions as designed and permitted in perpetuity for both onsite and offsite flows, OWNER shall maintain the drainage/stormwater management system according to the Stormwater Management

System Maintenance Plan, submitted with the Phase 2 Final Site Plan application. The Stormwater Maintenance Plan will provide that OWNER shall be responsible for performing the specific on-site and off-site inspections and maintenance operations on the stormwater management system, as approved on the Phase 2 Final Site Plan, to ensure it functions as intended and as approved by County. COUNTY shall not be responsible for any maintenance operations on the stormwater management system.

6. It shall be the OWNER'S sole responsibility to obtain the necessary drainage and stormwater management permits from the South Florida Water Management District (SFWMD). In no event, shall COUNTY bear the responsibility for aiding the OWNER in obtaining permits from the SFWMD or obtaining funding for the drainage and stormwater management improvements necessary to develop the Highpointe PUD.
7. OWNER has requested the release of a Flowthrough Drainage and Access Easement that contains open channels for the passage of off-site flows from properties west of CR-711 (SW Pratt Whitney Road) and from properties south of SW Bulldog Way. OWNER shall be responsible for continuously maintaining all off-site flows during the construction of required infrastructure, which may include the need to temporarily reroute the existing open channels until such time that the stormwater management system functions, as designed.
8. Hauling of material is allowed in accordance with Section 4.343.C. Land Development Regulations, Martin County, Fla. The OWNER shall pay a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$9,011.10, to be paid within sixty (60) calendar days of the project approval.

***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 comply. They meet all street naming regulations in Article 4, Division 17, LDRs. Martin County, Fla. (2021)

## **Electronic Files**

### **Finding of Compliance**

The application has been reviewed for compliance. The reviewer finds the application in compliance with the requirements for electronic files.

## ***O. Determination of compliance with utilities requirements - Utilities Department***

### **Water and Wastewater**

#### **Findings of Compliance**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

### **Wellfield Protection**

#### **Findings of Compliance**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016).

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

### **Fire Rescue**

#### **Findings 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**

#### **Finding of Not Applicable (N/A)**

Staff finds review for compliance is not applicable to this project, as currently proposed.

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

**ADA**

**Finding of Compliance**

Staff review for compliance requirements associated with this area of regulations found the project complies, as currently proposed.

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

**Martin County Health Department**

**Finding of Not Applicable**

Staff finds review for compliance is not applicable to this project, as currently proposed.

**Martin County School Board**

**Findings of Compliance**

The General School Capacity Analysis indicates the elementary, middle, and high school enrollment is projected to meet the Concurrency Level of Service (LOS) capacity.



**Martin County School District General School Capacity Analysis**

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

**Applicant/Project:** Pulte Group – Daniel Sorrow, 561-747-6336

**Project Name:** Highpointe

**Parcel # -** Various

**Date:** February 27, 2023

**Request:** Request for a General School Capacity Analysis for PUD 294 unit community on 301+/- acres, located on SW Pratt Whitney Rd and SW Bulldog Way

**Student Generation Calculation:**

Residential Units	294
Current Student Generation Rate	.1987
Elementary	27
Middle	13
High	18
<b>Total Forecasted Students</b>	<b>58</b>

**School Zone Enrollment & Permanent Capacity:**

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2022-2023 (as of 2/10/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
South Zone – Crystal Lake Elementary School	435	413	836
South Zone – Anderson Middle School	1024	1076	1381
South Zone – South Fork High School	1773	1781	2114



**Comments:** This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above-referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.



**Martin County School District General School Capacity Analysis**

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

**Applicant/Project:** Pulte Group – Daniel Sorrow, 561-747-6336

**Project Name:** Highpointe Phase 2

**Parcel # -** Various

**Date:** May 22, 2023

**Request:** Request for a General School Capacity Analysis for Phase 2, 190 unit community on 145.31 acres (321+/- total acres), located on SW Pratt Whitney Rd and SW Bulldog Way

**Student Generation Calculation:**

Residential Units	190
Current Student Generation Rate	.1987
Elementary 61%	23
Middle 23%	8
High 17%	7
<b>Total Forecasted Students</b>	<b>38</b>

**School Zone Enrollment & Permanent Capacity:**

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2022-2023 (as of 2/10/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
South Zone – Crystal Lake Elementary School	435	413	836
South Zone – Anderson Middle School	1024	1076	1381
South Zone – South Fork High School	1773	1781	2114



**Comments:** This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above-referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

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

**Legal**

Review On-Going

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

**Item #1: Positive Evaluation of Public Facilities**

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR’s), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable Water Facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County Utilities

Finding: Positive Evaluation

Reference: Section O of this staff report

Sanitary Sewer Facilities (Section 5.32.D.3.b, LDR)

Service provider – Martin County Utilities

Finding: Positive Evaluation

Reference: Section O of this staff report

Solid Waste/Garbage Facilities (Section 5.32.D.3.c, LDR)

Service provider: Martin County Utilities

Finding: Positive Evaluation

Reference: Section O of this staff report

Stormwater Management Facilities (Section 5.32.D.3.d, LDR)

Service provider: Martin County Utilities

Finding: Positive Evaluation

Reference: Section M of this staff report

Community Park Facilities (Section 5.32.D.3.e, LDR)

Service Provider: Martin County Public Works

Finding: Positive Evaluation

Reference: Section J of this staff report.

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

Service Provider: Martin County Public Works  
Finding: Positive Evaluation  
Reference: Section K of this staff report

Mass Transit Facilities (Section 5.32.D.3.g, LDR)

Service Provider: Martin County Public Works  
Finding: Positive Evaluation  
Reference: Section K of this staff report

Public Safety Facilities (Section 5.32.D.3.h, LDR)

Service Provider: Martin County Sheriff and Fire Departments  
Finding: Positive Evaluation  
Reference: Section P of this staff report

Public School Facilities (Section 5.32.D.3.i, LDR)

Service Provider: Martin County School District  
Finding: Positive Evaluation  
Reference: Section R of this staff report

**Item #2: Development Completion Timetable**

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development. The following language will be added to the Development Order, “Construction of all site improvements must commence within 1-year be completed within 2-years of any future Final Site Plan approval. All construction must be completed within 7-years of Master Site Plan approval.”

***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 and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List(s)	The applicant will submit a response memo addressing the items on the Post Approval Requirements List(s).
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(s). 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(s) if a property title transfer has occurred since site plan approval(s). If there has not been a property title transfer since the approval, provide certified letter(s) stating that no title transfer has occurred.
5.	Unity of Control	Original and one (1) copy of the current Unity of Control, in standard County format, if a property title transfer has occurred since site plan approval. If there has not been a property title transfer since approval, provide a certified letter stating no transfer has occurred.
6.	Construction Plans	One (1) 24" x 36" rolled copy of the approved Construction Plans, signed and sealed by the Engineer of Record licensed in the State of Florida.
7.	Approved Site Plan(s)	One (1) copy 24" x 36" of each approved site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved Landscape Plan(s) signed and sealed by a landscape architect licensed in the State of Florida.
9.	Digital Copy of Site Plan(s)	One (1) digital copy of each site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version(s) of the site plan(s) must match the hardcopy version(s), as submitted.

Item	Description	Requirement
10.	Construction Schedule	Original Construction Schedule for Phase 2.
11.	Cost Estimate	Two (2) Originals of the Cost Estimate (on the County format which is available on the Martin County website), signed and sealed by the Engineer of Record licensed in the State of Florida.
12.	Engineer's Design Certification	One (1) Original Engineer's Design Certification (on the County format available on the Martin County website), signed and sealed by the Engineer of Record licensed in the State of Florida.
13.	Right-of-Way Maintenance Agreement	One (1) Original Executed Right-of-Way Maintenance Agreement with Martin County that identifies OWNER as the responsible party, prior to issuance of the first building permit.
14.	Hauling Fee	The applicant is responsible for paying the required \$9,011.10 hauling fee, to be paid within 60 days of project approval.
13.	Water & Wastewater Service Agreement	One (1) Original and one (1) copy <b>-OR-</b> two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities, and one (1) copy of each of the payment receipts for Capital Facility Charge (CFC) engineering fees and recording fees.
14.	Flash/Thumb Drive	One (1) blank flash/thumb drive for digital file recording.

#### ***V. Local, State, and Federal Permits***

Approved Development Order(s) are conditioned upon the applicant submitting approved permits for all applicable Local, State, and Federal Permits to Martin County, prior to scheduling the pre-construction meeting.

**W. Fees**

Public advertising fees for the development order(s) will be determined and billed following the public hearing. Applicable fees for this development application are below.

<u>Fee type:</u>	<u>Fee amount:</u>	<u>Fee payment:</u>	<u>Balance:</u>
PUD/Master Plan Application	\$13,800.00	\$13,800.00	\$0
Final Plan Application	\$9,127.00	\$9,127.00	\$0
Inspection	\$4000.00	\$0	\$4000.00
Public Works PUD Fee*****	\$25,000.00	\$25,000.00	\$0
Hauling Fee (Engineering)	\$9,011.10	\$0	\$9,011.10
Advertising*	TBD	TBD	TBD
Recording**	TBD	TBD	TBD
Impact***	TBD	TBD	TBD

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

\*\* Recording fees will be determined by the County Clerk and remitted to Growth Management.

\*\*\*Impact fees are determined in post and remitted to the county at time of building permit.

\*\*\*\*\*Paid 05/28/2023

**X. General application information**

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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/Wastewater Service Agreement

## **Z. Attachments**

N/A