



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## ***A. Application Information***

### **CIRCLE K US-1 COVE RD Revised Major Final Site Plan**

Applicant:	Circle K Stores, Inc.
Property Owner:	Circle K Stores, Inc.
Agent for the Applicant:	Cotleur & Hearing, Daniel T. Sorrow
County Project Coordinator:	Catherine Riiska, MS, PWS, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	C166-002
Record Number:	D059201700358
Report Number:	2018_1012_C166-002_DRT_Staff_FINAL.docx
Application Received:	10/05/2017
Transmitted:	10/05/2017
Staff Report:	12/07/2017
Joint Workshop:	12/21/2017
Resubmittal Received:	02/12/2018
Transmitted:	02/13/2018
Staff Report Issued:	04/18/2018
Joint Workshop:	05/10/2018
Resubmittal Received:	06/21/2018
Transmitted:	06/22/2018
Staff Report Issued:	08/17/2018
Joint Workshop:	08/23/2018
Resubmittal Received:	09/07/2018
Transmitted:	09/12/2018
Staff Report Issued:	10/12/2018
BCC Meeting:	11/13/2018

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

This is an application for a revised commercial, major development final site plan with a Certificate of Adequate Public Facilities Reservation for a 2.9 acre site located on the northwest corner of SE Cove Road and SE Federal Highway in Stuart. The site has an existing gas station with convenience store located on the southernmost parcel containing approximately 0.8 of an acre. The applicant proposes to incorporate the two adjacent undeveloped parcels to the north and to redevelop and expand the existing gas station with convenience store including supporting infrastructure. Proposed is a 5,339 square-foot convenience store with nine (9) fuel pumps. The proposed project includes the preservation of 5,500 square feet of upland habitat within the northernmost portion of the site.

The site has a future land use designation of commercial general and zoning district of general commercial as approved by the Board of County Commissioners via a Comprehensive Plan Amendment and Zoning change which was adopted on July 25, 2017. The proposed redevelopment and expansion of the existing vehicular service and maintenance use with accompanying retail is a permissible use within this land use and zoning. The property is located within the primary urban services district and is serviced by Martin County Utilities for water and wastewater services.

### **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	Catherine Riiska	288-5667	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Catherine Riiska	288-5667	Comply
H	Urban Design	Santiago Abasolo	288-5485	Comply
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	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	219-4942	N/A
Q	ADA	Kevin Landry	320-3046	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Catherine Riiska	288-5667	Reservation

Staff has reviewed this application for a revised final site plan of a major development, for compliance with the applicable goals, objectives and policies of the Martin County Comprehensive Growth Management Plan, the Martin County Land Development Regulations and the code. The staff determination is that this application is in compliance with these laws, ordinances and policies, standards and criteria. Staff recommends approval of this application for this revised major development order, final site plan, subject to any conditions as identified in this report.

### **D. Review Board action**

This application is classified as a major development which has received a prior site plan approval. 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.

Pursuant to Section 10.4.A.1., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA)

### E. Location and site information

Parcel number(s) and address:

54-38-41-002-033-0001.0-8

Unaddressed

54-38-41-002-033-0016.0-6

Unaddressed

54-38-41-002-033-0020.0-8

5750 SE Federal Hwy

Existing Zoning:

GC, General Commercial

Future land use:

## Future Land Use Commercial General

Census tract:

Not Applicable

Commission district:

4

Community redevelopment area:

Not Applicable

Municipal service taxing unit:

District 4

Planning area:

Port Salerno / 76 Corr

Storm surge zone:

Not Available

Taxing district:

Not Available

Traffic analysis zone:

28

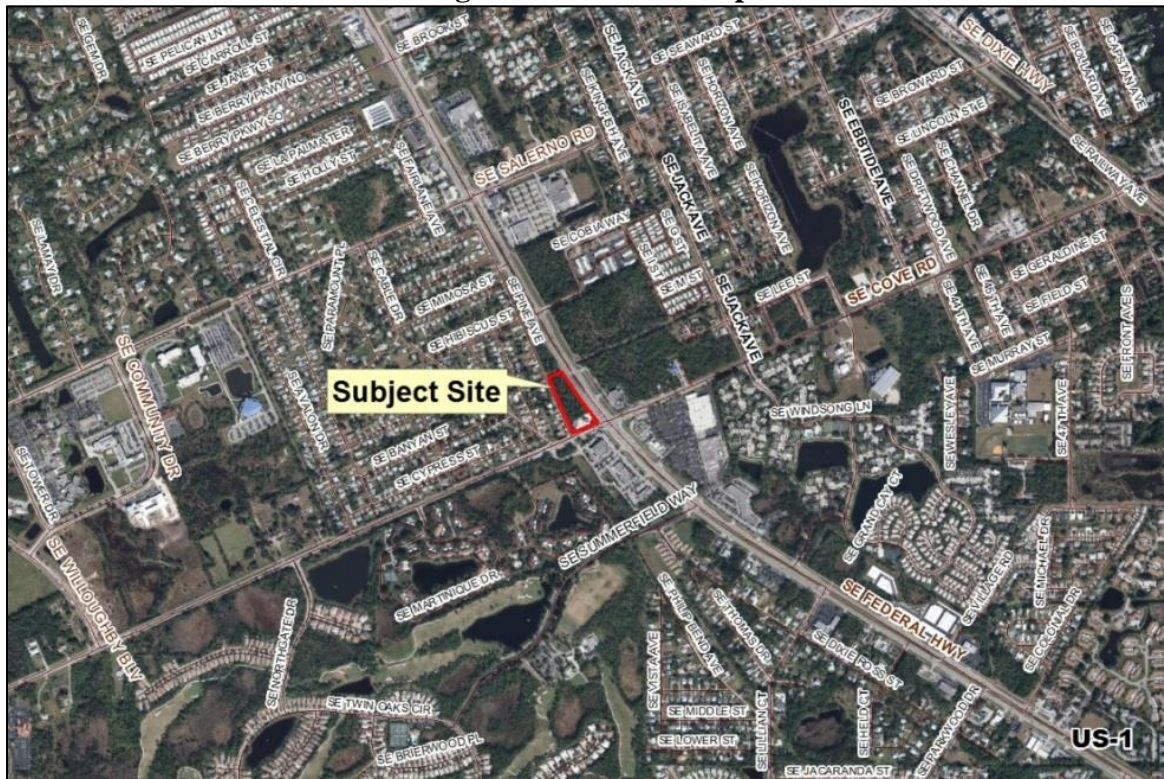
Gross area of site:

124,791 square feet

Non-residential gross floor area:

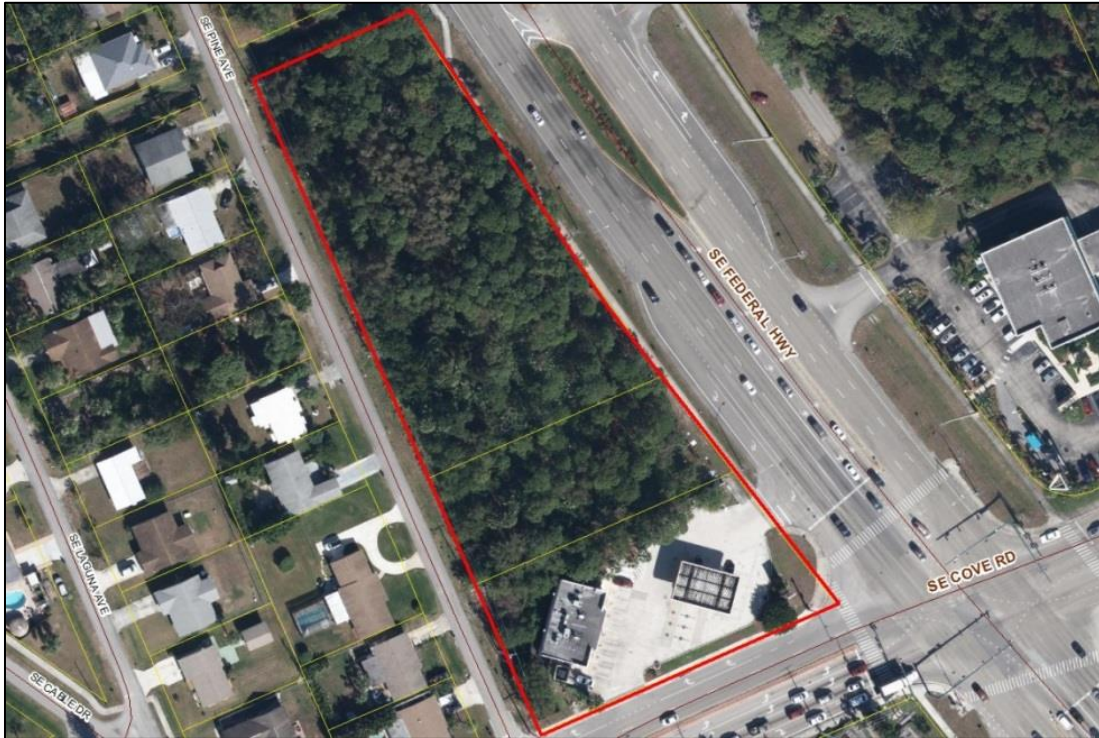
5,339 square feet

### Figure 1: Location Map





**Figure 2: Subject Site 2017 Aerial**



Adjacent existing or proposed development:

To the north:	Undeveloped (across ROW)
To the south:	General Commercial, Pharmacy (across SE Cove Rd)
To the east:	Limited Commercial, Bank (across US-1)
To the west:	Single Family Residential (across SE Pine Ave)

**Figure 3: Local Area 2017 Aerial**





IZ, Interim Zoning (across ROW)

GC, General Commercial (across SE Cove Rd)

GC, General Commercial and B-1, Business (across US-1)

**R-2B, Single Family Residential (across SE Pine Ave)**

[illegible]

COR, Commercial Office/Residential (across ROW)

Commercial General (across SE Cove Rd)

Commercial General and Commercial Limited (across US-1)

Low Density Residential (across SE Pine Ave)

This aerial map displays the subject site, outlined in red, located at the intersection of SE 10th Ave and SE 10th St. The map is color-coded to show different land use zones: yellow for 'LOW DENSITY', orange for 'ESTATE DENSITY ZUPA', purple for 'COMM. LIMITED', red for 'HIGH DENSITY', pink for 'MOBILE HOME', blue for 'MEDIUM DENSITY', and light blue for 'COMM. GENERAL'. The subject site is situated within the 'LOW DENSITY' zone. Surrounding streets include SE 10th Ave, SE 11th Ave, SE 12th Ave, SE 13th Ave, SE 14th Ave, SE 15th Ave, SE 16th Ave, SE 17th Ave, SE 18th Ave, SE 19th Ave, SE 20th Ave, SE 21st St, SE 22nd St, SE 23rd St, SE 24th St, SE 25th St, SE 26th St, SE 27th St, SE 28th St, SE 29th St, SE 30th St, SE 31st St, SE 32nd St, SE 33rd St, SE 34th St, SE 35th St, SE 36th St, SE 37th St, SE 38th St, SE 39th St, SE 40th St, SE 41st St, SE 42nd St, SE 43rd St, SE 44th St, SE 45th St, SE 46th St, SE 47th St, SE 48th St, SE 49th St, SE 50th St, SE 51st St, SE 52nd St, SE 53rd St, SE 54th St, SE 55th St, SE 56th St, SE 57th St, SE 58th St, SE 59th St, SE 60th St, SE 61st St, SE 62nd St, SE 63rd St, SE 64th St, SE 65th St, SE 66th St, SE 67th St, SE 68th St, SE 69th St, SE 70th St, SE 71st St, SE 72nd St, SE 73rd St, SE 74th St, SE 75th St, SE 76th St, SE 77th St, SE 78th St, SE 79th St, SE 80th St, SE 81st St, SE 82nd St, SE 83rd St, SE 84th St, SE 85th St, SE 86th St, SE 87th St, SE 88th St, SE 89th St, SE 90th St, SE 91st St, SE 92nd St, SE 93rd St, SE 94th St, SE 95th St, SE 96th St, SE 97th St, SE 98th St, SE 99th St, SE 100th St. The map also shows the 'SE 10th Ave' and 'SE 10th St' running through the subject site.

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

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

**Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations of Article 3 and Article 10 of the Martin County Land Development Regulations. There are no unresolved land use, zoning, or procedural requirements issues associated with this application.

**Additional Information:**

**Information #1:**

Required Permits

The applicant has elected 'Option 2' regarding Agency permit submittal for a consistency review after

project approval. Prior to scheduling the mandatory pre-construction meeting for construction commencement authorization, all applicable local, state, and federal approved permits are to be submitted for review by the County Administrator with remittance of a \$600.00 review fee. If an application is made to any permitting agency for a modification to a permit that was required to be issued prior to final site plan approval, the application for the permit modification must be submitted concurrently to Martin County. [Section 10.9.A., LDR, MCC]

**Information #2:**

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. 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 on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

**Information #3:**

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. [Martin County, Fla., LDR, Sections 10.1 and 5.32 (2016)]

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

**Commercial Design**

**Findings of Compliance:**

The proposed development complies with the requirements of Article 4, DIVISION 20 - Commercial Design -of the Martin County Land Development Regulations.

**Community Redevelopment Area**

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

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

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. [2001] 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. An upland preserve area is established as part of this development order approval and will be managed under an approved PAMP.

**Landscape**

**Findings of Compliance:**

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable land development regulations regarding landscaping. The applicant has proposed re-construction and expansion of an existing gas station and convenience store. The applicant has submitted landscape plans that provide 1.47 acres of landscape area which equates to 51.47% 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).

Surrounding land uses on the north, east, and south is commercial so non-compatibility buffers are not required. Land use on the west is residential. Section 3.106.D, Land Development Regulations, Martin County, Fla. (2013) requires that when vehicular service and maintenance facilities are separated from a residential use only by a local street a Type 4 buffer is required. The applicant has proposed establishment of a modified Type 4 buffer along the west property line and has submitted a request for alternative compliance in accordance with requirements of Section 4.667. This buffer is modified for a distance of 86.5 where the building extends from 1 to 14 feet into the buffer; this results in a reduction of 627.54 sq. ft. of the 24,357 sq. ft. buffer required. This reduction is necessary to address safety issues and necessary turning radii for delivery and customer travel. To compensate the applicant has proposed establishment of an enhanced buffer and wall.

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 to provide for preservation of 25 of the 45 existing protected trees on the site and the preservation and/or relocation of 21 of the existing Sabal palm on the site.

In accordance with the replacement schedule contained in Section 4.666.D, the applicant is demonstrating compliance by installation of new plantings that provide a tree credit total of 63 tree credits to mitigate for the 20 trees proposed for removal.



Section 4.663.E.1 requires that plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. To demonstrate compliance the applicant has proposed to plant the preserve interface with native grasses, shrubs, and trees.

***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 January 2018. O'Rourke Engineering and Planning stated that the site's maximum impact was assumed to be 37 directional trips during the PM peak hour. Staff finds that Cove Road is the recipient of a majority of the generated trips. The generalized service capacity of Cove Road is 880. The project impact is 2.5% of the maximum volume of that roadway. Cove Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2020).

**Additional Information:**

**Advisory Comment:**

The Florida Department of Transportation plans to start construction of intersection improvements and resurfacing of US-1 / SE Federal Highway from SE Heritage Boulevard to North of SE Salerno Road in May 2019. Preliminary maintenance of traffic plans show US-1 operating as a single lane roadway in each direction through the intersection of SE Cove Road. For updated lane closure information closer to the project commencement, please refer to [www.d4fdot.com](http://www.d4fdot.com).

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

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

**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: Division 9- Stormwater Management: The applicant has demonstrated the proposed development will retain the 25- year, 3 day storm event prior to discharging

into the FDOT drainage system. The applicant proposed a stormwater system consisting of a dry detention area. The applicant demonstrated the water quality volume is being met in the proposed dry detention areas prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: The proposed development is not within a Special Flood Hazard Area with a base flood elevation. The proposed finish floor elevation is 20.00-feet NAVD, which is higher than the 100 year, 3 day zero discharge storm stage of 19.23-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 with the proposed parking.

Division 19 - Roadway Design: The applicant has demonstrated compliance with the design of the proposed turn lane and driveway connection on SR-5 (SE Federal Highway); therefore, the applicant demonstrated compliance with the requirements in Division 19.

**Compliance with Adequate Public Facilities Ordinance:**

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

**Development Order Requirements:**

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

1. The Owner is not authorized to haul fill off of the site. The Owner must comply with all County excavation and fill regulations.

***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Addressing**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

**Electronic File Submittal**

**Findings of Compliance:**

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

The AutoCAD site plan was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

The AutoCAD site plan was in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

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

**Water and Wastewater Service**

**Findings of Compliance:**

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

**Wellfield and Groundwater Protection**

**Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, 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 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**

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

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

**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**

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

### **Martin County School Board**

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

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

##### **Review Ongoing**

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

The following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Source - Environmental Services Department

Findings - Comply

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Source -Environmental Services Department

Findings - Comply

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Comply

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings - Comply

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section P of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

#### ***U. Post-approval requirements***

Approval of the development order is conditioned upon the applicant's submittal of all required 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:**

Post Approval Impact Fees: Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of project approval.

##### **Item #4:**

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 #5:**

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

**Item #6:**

Original and one (1) copy of the current Unity of Title in standard County format 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 so that no transfer has occurred.

**Item #7:**

Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches.

**Item #8:**

Ten (10) copies 24" x 36" of the approved site plan and one (1) reduced copy 8 1/2" x 11".

**Item #9:**

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

**Item #10:**

Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

**Item #11:**

One (1) digital copy of site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #12:**

Original of the construction schedule.

**Item #13:**

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.

**Item #14:**

A copy of the recorded maintenance access easement must be provided during Post Approval.

**Item #15:**

The applicant has submitted the information for a draft Water and Wastewater Service Agreement as requested. The applicant must execute the Agreement and pay the resultant fees within sixty (60) days of final Martin County approval of the request. Submit the original and one (1) copy, or two (2) copies, of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees. [ref. Code, LDR, s.5.32.D.1, 2.(a)(b) and (c)Code, LDR, Art.5, Div.2]

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

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to the Growth Management Department (GMD), prior to scheduling the Pre-Construction meeting (Option 2).



**Item #1:**

Environmental

The following must be submitted prior to scheduling the pre-construction meeting or during the post approval process:

1. Florida Fish and Wildlife Conservation Commission (FWC) listed species (gopher tortoise) survey or relocation permit.

**Item #2:**

Public Works

The following permits must be submitted prior to scheduling the Pre-Construction meeting:

1. FDOT Driveway / Connection Permit
2. Martin County Right of Way Use Permit
3. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP)
4. Florida Department of Transportation (FDOT) Drainage Connection Permit
5. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharge for Large and Small Construction Activities

**Item #3:**

Water and Wastewater

The applicant must provide a copy of all required Department of Environmental Protection permits prior to scheduling the Pre-Construction meeting.

**Item #4:**

Wellfield and Groundwater Protection

The applicant must provide a copy of all required South Florida Water Management permits prior to scheduling the Pre-Construction meeting.

**W. Fees**

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$11,409.00	\$11,409.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

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

\*\* Recording fees will be identified on the post approval checklist.

**X. General application information**

Applicant: Circle K Stores, Inc.  
Ryan Plate  
12911 N Telecom Pkwy  
Tampa, FL 33629

Agent: Coteleur & Hearing  
Daniel T. Sorrow  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
561-747-6336

## **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**