



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

FPL SWEETBAY SOLAR ENERGY FACILITY Major Final Site Plan

Applicant:	Florida Power and Light Co.
Property Owner:	Florida Power and Light Co.
Agent for the Applicant:	Gunster Law Firm, Robert S. Raynes, Jr., Esq.
County Project Coordinator:	Catherine Riiska, MS, PWS, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	F109-002
Record Number:	DEV2018060010
Report Number:	2018_1211_F109-002_DRT_Staff_FINAL.docx
Application Received:	08/03/2018
Transmitted:	08/08/2018
Staff Report:	08/31/2018
Joint Workshop:	09/06/2018
Resubmittal Received:	10/04/2018
Transmitted:	10/08/2018
Staff Report:	10/26/2018
Joint Workshop:	11/08/2018
Resubmittal Received:	11/15/2018
Transmitted:	11/16/2018
Staff Report:	12/11/2018
LPA Hearing:	01/03/2019
BCC Hearing:	01/29/2019

B. Project description and analysis

This is an application for a major development final site plan. Florida Power & Light Company (FPL) is proposing the construction of an unmanned 74.5 MW photovoltaic solar energy facility (Solar Farm) on approximately 566 acres located on the east side of SW Allapattah Road approximately 1.5 miles north of Warfield Blvd. Included is a request for a Certificate of Public Facilities Reservation.

The subject site consists of approximately 566 acres with a historical use of agriculture. The site contains improved pasture, limited areas of upland habitat, and approximately 79.8 acres of wetlands. The project proposes installation of approximately 271 acres of solar array panels, a 1.8 acre substation, and a 5.5 acre lake/borrow pit. Development of the project is required to demonstrate compliance with all applicable policies and development standards associated with the proposed use as a solar energy facility, which is a permitted use within the designated agricultural future land use and underlying zoning districts of A-2 and AG-20A.

The overall project is subject to development standards for specific uses for the solar farm pursuant to Section 3.100.1., Land Development Regulations (LDR), Martin County, Fla. (2018), adopted via ordinance 1067 (see Exhibit 1 attached to this report), and the substation is subject to development standards for specific uses for the utilities substation pursuant to Section 3.104., LDR, Martin County, Fla. (2003). The Comprehensive Growth Management Plan (CGMP) addresses the encouragement of renewable energy resources such as solar in Objective 4.8C., CGMP, Martin County, Fla. (2018), adopted via ordinance 1050 (see Exhibit 2 attached to this report) and allows for solar panel areas to count towards the projects open space as long as the ground beneath is permeable and the panels are mounted above ground, as is proposed for this application.

The site abuts existing agriculture to the north and east, SW Allapattah Road to the west, and an existing residential subdivision to the south. Two access points are proposed via SW Allapattah Road, and a landscaping buffer is proposed adjacent to the residential use to the south in accordance with Section 3.100.1.E., LDR, Martin County, Fla. (2018). This project is not located within or adjacent to an urban service district boundary and is proposed to be unmanned, so no utilities services are required or proposed.

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	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	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	Comply
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	David Moore	320-3057	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	David Moore	320-3057	N/A
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	Review Pending

Staff has reviewed this application for a 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 major development order, final site plan, subject to any conditions as identified in this report.

D. Review Board action

This application meets the threshold criteria for a major development, pursuant to Section 10.11.B., LDR, Martin County, Fla. (2016), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency on January 3, 2019, who will make a recommendation on the request, pursuant to Section 10.4., LDR, Martin County, Fla. (2016).

The second public hearing shall be before the Board of County Commissioners on January 29, 2019, who will take final action on the request, pursuant to Section 10.5., LDR, Martin County, Fla. (2016).

Pursuant to Section 10.1.F, LDR, Martin County, Fla. (2016), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), LDR, and the Code.

E. Location and site information

Parcel number(s) and address:

303939000000000101

Unaddressed

293939000000000504

Unaddressed

303939000000000110

Unaddressed

193939000000000130

Unaddressed

Existing Zoning:

A-2, Agricultural

Existing Zoning:

AG-20A, Agricultural

Future land use:

FLU-AG, Future Land Use Agricultural

Gross area of site:

565.78 acres

Figure 1: Location Map



Figure 2: Subject Site 2018 Aerial



Adjacent existing or proposed development:

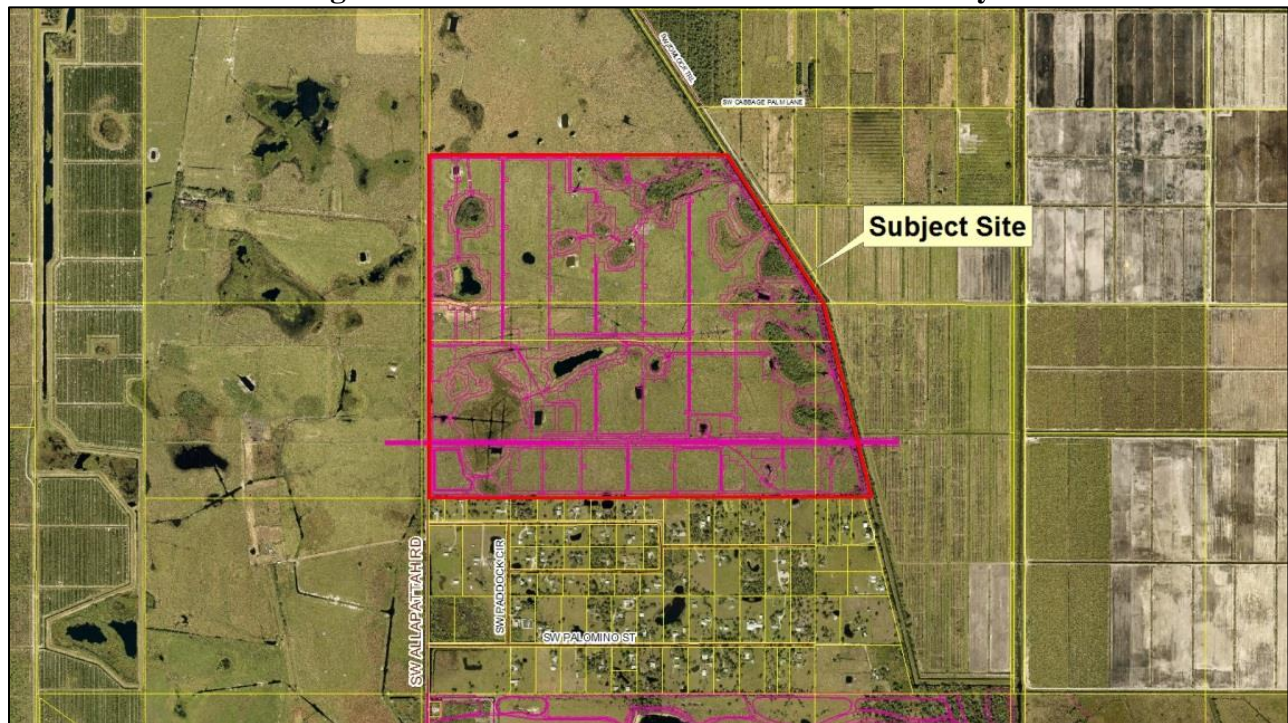
To the north: Agriculture

To the south: Residential

To the east: Agriculture

To the west: Agriculture (across SW Allapattah Road)

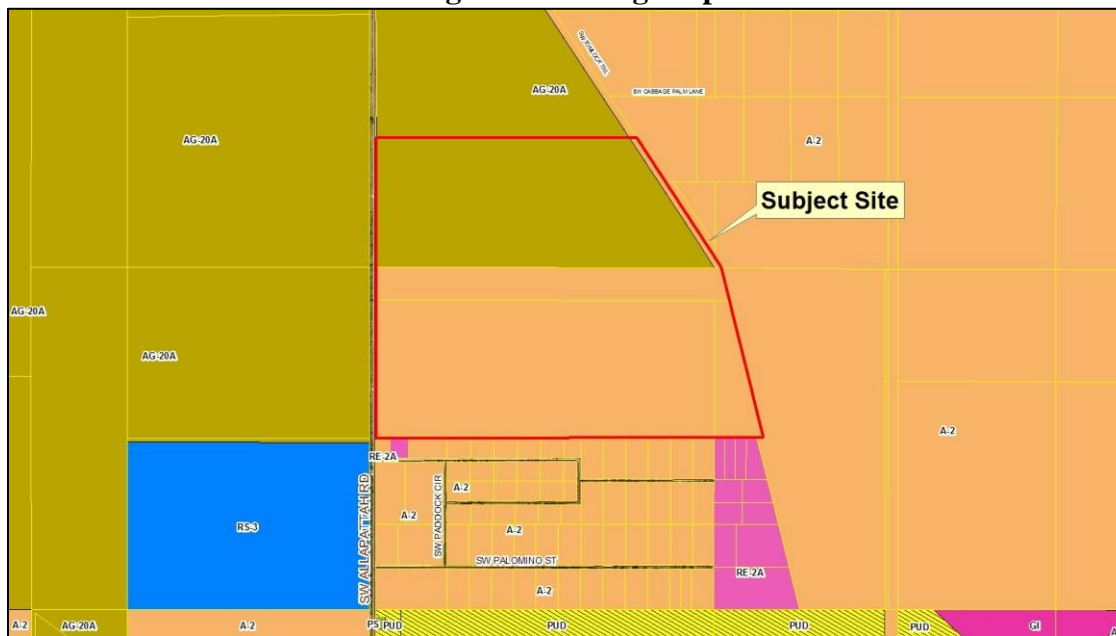
Figure 3: Local 2018 Aerial with Site Plan Overlay



Zoning district designations of abutting properties:

To the north: AG-20A, General Agricultural District
 To the south: A-2, Agricultural District; RE-2A, Rural Estate District
 To the east: A-2, Agricultural District
 To the west: AG-20A, General Agricultural District (across SW Allapattah Road)

Figure 4: Zoning Map



Future land use designations of abutting properties:
 To the north: Agricultural
 To the south: Rural Density
 To the east: Agricultural
 To the west: Agricultural (across SW Allapattah Road)

Figure 5: Future Land Use Map



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:

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 #2:

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, § 10.1., 5.32

Information #3:

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]

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

Commercial Design

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, Section 4.871.B.]

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]

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

Findings of Compliance:

The Applicant is working with the County Attorney's office regarding the donation of a 15' Right-of-Way Easement on Allapattah Road within the 50' setback on the Applicant's property.

The form of the Right-of-Way Easement has been approved by the Legal Department.

The Applicant has submitted an Ownership and Encumbrance Report and a signed and sealed sketch and

legal description for the Right-of-Way Easement to the Real Property Division as required.

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. The project will preserve 79.84 acres of wetlands, 45.22 acres of wetland buffer, and 4.24 acres of native upland habitat as shown on the approved final site plan. These areas will be managed under an approved PAMP attached to the development order.

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 construction of a solar energy facility within a parcel with an agricultural land use designation. Martin County Land Development Regulations Division 3 Section 3.100.1.D provides an exemption for all landscape requirements except for required landscaping adjacent to residential uses, administrative buildings, and associated paved parking and vehicular use areas. Section 3.100.1.E requires that adjacent to residential land use the first 25 feet of a 50 foot setback be vegetated with native shrubs and grasses to provide a minimum 6' high, 50% opaque screen of vegetation. To demonstrate compliance the applicant has proposed the planting of 2183 7 gallon shrubs along the southern property line.

Littoral Plantings are required to be established around a proposed borrow lake to be constructed. To demonstrate compliance A Lake Management Plan has been provided and densities of planted species within the littoral zones have been proposed to meet requirements for herbaceous and tree planting requirements. Division 8 Section 4.348.C.3. allows for existing native vegetation to help fulfill the requirements but also requires provision of 1 tree per every 500 square feet. This option is being utilized along the east side of the lake and supplemental plantings have been proposed along the southern side.

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:

This application satisfies the Adequate Public Facilities Standard; because the project impact is projected to have less than 1% of the maximum volume of that roadway, it has a De Minimis impact. [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

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:

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation is less than the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management: The applicant proposes a stormwater management system consisting of primarily overland sheet flow to an interconnected system of ditches, canals, and wetlands ultimately discharging into the Troup Indiantown Water Control District (TIWCD) Relief Canal. The applicant has demonstrated the proposed development will retain the required 25- year, 3 day storm event prior to discharging into the Troup Indiantown Water Control District (TIWCD) Relief Canal. The applicant demonstrated the water quality volume is being met in the proposed dry detention treatment swales prior to discharging into the Troup Indiantown Water Control District (TIWCD) Relief Canal; thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that all electrical equipment will be constructed at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 for the proposed use.
5. Division 19- Roadway Design: The applicant has demonstrated compliance with the design of two site driveway connections on SW Allapattah Road; therefore, the proposed design meets 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 Conditions:

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

1. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.
2. Two (2) copies of the documents verifying that the right-of-way, property, or easements have

been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County within sixty (60) calendar days of the project approval.

3. Pursuant to Section 4.843.G., LDR, Martin County Code, in lieu of constructing a sidewalk, the applicant shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost is \$25 per linear foot of property along SW Allapattah Road, for a resultant payment of \$116,950. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G]

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.

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

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

The AutoCAD boundary survey was received 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, Article 4, Division 5] (2016)

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 applicant has indicated that this project is for an unmanned facility that will not be open to the public. This project is not subject to accessibility requirements of the American Disability Act (ADA) and therefore the General Services Department staff did not review this application for compliance with the applicable Americans with Disability Act requirements. [Martin County, Fla., LDR, Section 10.1.F. (2016)]

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 5.32.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 – not proposed

Findings – N/A

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 – not proposed

Findings – N/A

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 – In Place

Source - Growth Management Department

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

Findings - Comply

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 – Comply

Source - Engineering Department

Reference - see Section K of this staff report

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

Findings – N/A

Source - Growth Management Department

Reference - see Section P of this staff report

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

Findings – N/A

Source - Growth Management Department

Reference - see Section R 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 2006 or 2007 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:

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.

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:

Two (2) copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County within sixty (60) calendar days of the project approval.

Item #15:

Pursuant to Section 4.843.G., LDR, Martin County Code, in lieu of constructing a sidewalk, the applicant shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost of \$25 per linear foot of property adjacent to SE Darling Street, for a resultant payment of \$13,625. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G (2010)]

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 the commencement of any construction. An additional \$600 review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

Item #1:

STORMWATER MGMT PERMITS

The following permits must be obtained prior to scheduling a Pre-Construction meeting:

1. Martin County Right of Way Use Permit
2. Florida Department of Environmental Protection (FDEP) Environmental Resource Permit (ERP) Modification
3. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharge for Large and Small Construction Activities

4. Army Corps of Engineers (ACOE) Nationwide Permit
5. Troup-Indiantown Water Control District (TIWCD) Authorization/Permit

Item #2:

ENVIRONMENTAL PERMITS

The following permits must be obtained prior to scheduling a Pre-Construction meeting:

1. An FWC gopher tortoise relocation permit prior to the county issuance of the site preparation permit for land clearing.

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: Florida Power and Light Company
Michael Sole
700 Universe Blvd.
Juno Beach, FL 33408
561-304-6161

Agent: Gunster Law Firm
Robert S. Raynes, Jr., Esq.
800 SE Monterey Blvd.
Stuart, FL 34996
772-288-1982

Engineer: Culpepper & Terpening, Inc
James P. Terpening, PE
2980 South 25th Street
Ft. Pierce, FL 34981
772-464-9497

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