



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

TREASURE COAST CLASSICAL ACADEMY Major Final Site Plan

Applicant and Property Owner:	Driftwood Cay of Stuart, LLC
Agent for the Applicant:	Ella Taylor, Medalist Building Group, LLC
County Project Coordinator:	Catherine Riiska, MS, PWS, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP, GMD Director
Project Number:	D054-005
Record Number:	DEV2018090003
Report Number:	2018_1121_D054-005_DRT_Staff_FINAL
Application Received:	10/02/2018
Transmitted:	10/04/2018
Staff Report:	11/21/2018
Joint Workshop Meeting:	12/06/2018

B. Project description and analysis

This application is a request by Driftwood Cay of Stuart, LLC, for approval of a major development final site plan for an educational institution of approximately 65,000 square feet within a single two-story building on approximately 14.22 acres. The site is currently undeveloped, contains wetland and upland habitat, and is located at 1400 SE Cove Road, on the south side of SE Cove Road approximately 300 feet west of SE Grace Lane, in Stuart. Included in this application is a request for a Certificate of Public Facilities Reservation.

The property has a future land use designation of Estate Density and is zoned RE-1/2A, Residential Estate District. Adjacent existing land uses include single family residential, institutional, state park recreational, and vacant land zoned for residential use. The proposed educational institution is a permitted use within this land use and zoning. The project is located within the primary urban services district and proposes a single access via SE Cove Road. Water and wastewater services will be provided by Martin County Utilities.

The educational institution will be known as Treasure Coast Classical Academy and is proposed to host approximately 1,000 students in grades K-12 and 58 employees. The project includes preservation of wetland and upland habitat and has submitted a Preserve Area Management Plan (PAMP) establishing the preserve maintenance responsibilities in perpetuity. In addition to demonstrating compliance with the typical development standards applicable to the proposed project as contained in the Martin County Code, Land Development Regulations, and Comprehensive Growth Management Plan, the project will also be required to demonstrate compliance with the standards for specific uses applicable to educational institution development pursuant to Section 3.69., LDR, Martin County, Fla. (2003).

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	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Catherine Riiska	288-5667	Non-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	N/A
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Non-Comply
L	County Surveyor	Tom Walker	288-5418	N/A
M	Engineering	David Moore	320-3057	Non-Comply
N	Addressing	Emily Kohler	288-5692	Non-Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Non-Comply
P	Fire Prevention	Doug Killane	288-5633	Non-Comply
P	Emergency Management	Dan Wouters	219-4941	Non-Comply
Q	ADA	David Moore	320-3057	Non-Comply
R	Health Department	Todd Reinhold	221-4090	Comply
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Paul Schilling	288-5473	Review Pending

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, 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, 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.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

E. Location and site information

Parcel number(s) and address: 343841001000000501 1400 SE Cove Rd
343841000000000307 Unaddressed

Existing Zoning: RE-1/2A, Residential Estate District

Future land use: Estate Density

Gross area of site: 14.22 acres

Developed area: 0

Proposed development: 65,000 sq. ft.

Figure 1: Location Map



Adjacent existing or proposed development:

To the north: Undeveloped, SE Cove Road & Cove Isle PUD (across SE Cove Rd)

To the south: Florida State Park

To the east: Single Family Residential & Samaritan House for Boys

To the west: Undeveloped acreage, Single Family Residential

Figure 2: Local 2018 Aerial with Site Plan Linework



Zoning district designations of abutting properties:

To the north: RE-1/2A, Residential Estate District, Residential PUD (across SE Cove Rd)
To the south: PR, Public Recreation
To the east: A-1, Agricultural, RE-2A, Rural Estate District
To the west: RE-1/2A, Residential Estate District

Figure 3: Zoning Map



Future land use designations of abutting properties:

To the north: Estate Density 2 UPA
To the south: Recreational
To the east: Rural Density
To the west: Estate Density 2 UPA

Figure 4: Future Land Use Map



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

Unresolved Issues:

Item #1:

Open Space

Open space is defined as, "The portion of a development that is permeable and remains open and unobstructed from the ground to the sky, specifically excluding parking areas and sidewalks, whether permeable or impermeable. MARTIN COUNTY, FLA., CGMP SECTION 2.2. (2016)

Development within the RE-1/2A, Residential Estate District, requires a minimum of 50 percent of the gross land area as open space. MARTIN COUNTY, FLA., LDR TABLE 3.12.1., SECTION 3.12. (2013)

Remedy/Suggestion/Clarification:

Please provide an Open Space table with calculations, separate from the pervious area table data, and incorporate the following changes/details:

1. It appears from dimensions shown on Sheet C550 that vehicles will overhang the landscaping areas in the parking lot. This area encumbered by vehicle overhangs is not eligible to contribute to open space and must be subtracted out from the open space calculations.
2. Please revise 'required' open space to 50%.
3. Please relocate the wetland preserve area to 'impervious area' data and subtract it from open space provided data.
4. Please detail the areas included in 'other open space' as landscaping, dry retention, or other major plan elements (such as the 'tot lot' or 'recreational space' if applicable). These areas should be listed under both "impervious area" and "open space" as applicable.

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

Unresolved Issues:

Item #1:

Administrative Items

Unless otherwise specified in the LDR, an application shall be submitted in a form approved by the County Administrator and made available to the public. At a minimum, it shall include sufficiently detailed and documented information for staff to make the required findings of compatibility with adjacent land uses and consistency with the Comprehensive Plan, the LDR, and the Code. MARTIN COUNTY, FLA., LDR SECTION 10.2.B.5. (2017)

Remedy/Suggestion/Clarification:

1. Please verify the proposed project name. On the application the project name is given as 'Treasure Coast Classical Community' and on the site plan it says 'Treasure Coast Classical Academy.'
2. Please submit documentation establishing the authority of the signatory Jeremy LeMaster to represent the owner entity.
3. The notarization on the certification of no property transfer does not appear to be properly executed. Please submit a completed certification.
4. Please submit a letter documenting the availability of cable/TV/internet utilities appropriate to the proposed educational institution use. If no response has been received from the utility companies,

the applicant may submit copies of the communications that the applicant sent to the utilities requesting a determination of availability consistent with the current project proposal.

5. Please provide legal authorization for the proposed use of any offsite areas, such as the proposed temporary construction easement, or remove it from the final site plan.

Item #2:

Financial Disclosure Affidavit

The applicant must disclose the names and addresses of each and every person or entity with any legal or equitable interest in the property of the proposed development, including partners, members, trustees, and stockholders and every person or entity having more than a five percent interest in the property or proposed development. MARTIN COUNTY, FLA., LDR SECTION 10.2.B.3.b. (2017)

Remedy/Suggestion/Clarification:

1. Please complete Section 2 of the form, which sets out the individuals or other entities (and related individuals) who have an interest in the entity owner applicant.
2. Please submit a properly executed form. The current affidavit notarization not only does not check if the Affiant is personally known or produced identification, but it does not state who the Affiant is.

Item #3:

Posting of Signs

Not more than ten days after a development application has been determined to be complete, the applicant shall post the property that is the subject of the application with a waterproof sign(s) entitled "Notice of Development Application" or "Notice of Zoning Change" as appropriate which describes the nature of the development request, the name of the project (if any), the telephone number where additional information may be obtained, and the County assigned project or application number. MARTIN COUNTY, FLA., LDR, SECTION 10.6.B. (2016)

Remedy/Suggestion/Clarification:

Please submit the notice sign certification and photos of the installed sign to demonstrate compliance.

Item #4:

List of Property Owners

A list of all owners of real property located within a distance of 500 feet of the boundaries of the affected property, required to be notified pursuant to Section 10.6.E.1., LDR, Martin County, Fla. (2016), shall be provided by the applicant to the County Administrator no later than two weeks prior to the scheduled time of the public hearing. This list shall be based on the most recent tax roll available and must be certified as to its authenticity and completeness by an attorney at law or title company. MARTIN COUNTY, FLA., LDR, SECTION 10.6.

Remedy/Suggestion/Clarification:

Please submit the certified list of surrounding property owners for notification. The list may be submitted no later than two weeks prior to the first scheduled hearing. However, this comment will remain unresolved until it is received.

Item #5:

Required Permits

No final site plan shall be approved until all applicable local, state, and federal approved permits are submitted and reviewed by the County Administrator. 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. MARTIN COUNTY, FLA., LDR, SECTION 10.9.A. (2012)

The applicant has elected 'Option 1' regarding Agency permit submittal for review for consistency. This requires that all applicable authorizations be provided for a consistency review prior to final approval of this application pursuant to Section 10.9.A.1., LDR, Martin County, Fla. (2012).

Pursuant to Section 10.9.A., LDR, Martin County, Fla. (2012), staff review of other agency permits may proceed either prior to development order approval, or after development order approval but before scheduling the pre-construction meeting and subject to an additional review fee.

Remedy/Suggestion/Clarification:

The applicant has submitted an ERP that was issued for a different development and has provided information that a modification is being sought to the ERP, but has provided no final agency authorizations.

Please submit the required permits for review prior to development order approval, consistent with the Option 1 election; or, alternatively, please confirm that the applicant is choosing to process the application under Option 2 and that all authorizations will be submitted after development order approval, but prior to scheduling the pre-construction meeting, along with a \$600.00 review fee.

Please see Section V of this report for details on which authorizations are required prior to approval, and which may be deferred to submittal prior to scheduling the pre-construction meeting under the currently chosen Option 1.

Item #6:

Maximum Height

The maximum height of habitable buildings and structures shall be four stories or as specifically set forth in each zoning district in Table 3.12.1 or elsewhere in the LDR, whichever is lower. For purposes of this section, building height means the vertical distance between (1) the lowest permissible elevation above the existing grade which complies with finished floor elevation requirements as established by flood maps, the Health Department, or building code, along the front of a building and (2) either the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge for gable, hip and gambrel roofs. For buildings placed along the oceanfront, the oceanside of the building may be considered the front for height measurement purposes. MARTIN COUNTY, FLA., LDR SECTION 3.14.A (2005)

Development within the RE-1/2A, Residential Estate District, stipulates a maximum structure height of 30 feet. MARTIN COUNTY, FLA., LDR TABLE 3.12.1., SECTION 3.12. (2013)

Exceptions to the maximum height standards set forth in Table 3.12.1. are permissible pursuant to the criteria in Section 3.14.B., LDR, Martin County, Fla. (2005).

Remedy/Suggestion/Clarification:

1. Please revise the Final Site Plan data table to provide the “maximum allowed building height” of 30 feet and provide the “Proposed Height” as 30 feet consistent with the elevation drawings.
2. Please submit revised elevations that show the following:
 - a. Please show and label all structures proposed to exceed the 30’ height.
 - b. Please also dimension these structures vertically and horizontally.
 - c. Please show a horizontal scale on the elevations.
 - d. Please label the starting point of elevation shown as 0’ to stipulate “Min FFE”.

Item #7:

Plan Consistency

Consistency required. No development, including clearing, excavation of soil, or alteration of vegetation, shall be commenced or undertaken in Martin County that is inconsistent with the Comprehensive Plan, the LDR and the Code. It shall at all times be the applicant's responsibility to demonstrate consistency with the goals, objectives and policies of the Comprehensive Plan, the LDR and the Code. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2017)

Remedy/Suggestion/Clarification:

1. Please provide a stand-alone “Final Site Plan” plan set and label as such. Currently the applicant has submitted only one page as a “Final Site Plan” in the electronic files (Sheet C500) that does not contain sufficient resolution or detail for review. The hard-copy site plan set appears to consist of two of three sheets for the site plan that are labeled inconsistently (‘final site plan’ and ‘site plan’) along with additional paving grading and drainage plans that are not suitable for site plan review and approval. The electronically submitted “Final Site Plan” Sheet C550 also appears to be inconsistent with the hard copy submitted Sheet C550. Please submit the Final Site Plan to address the following:
 - a. All sheets incorporated into the Final Site Plan must be titled as ‘Final Site Plan’.
 - b. The sheets should be numbered as ‘Sheet 1 of 3’ and so on, and refer only to the final site plan sheets.
 - c. The full Final Site Plan set must show the property in its entirety.
 - d. Please remove all civil construction plans and details from the final site plan set. Paving, grading and drainage plans should be included in the civil construction set only.
2. Please submit a single Floor Plan set that depicts the project in its final proposed configuration. The materials included multiple floor plans which are not consistent with each other (two ‘concept’ plans and five floor plans ‘FP’ were included). Please be advised that staff could not review the competing plans and additional comments related to floor plan review may be forthcoming once the applicant has determined which floor plan is actually proposed.

Staff recommends that the applicant’s development team seek the assistance of a planning professional. Alternatively, County Planning Staff are fully available upon appointment to further work with the applicant’s project manager in order to assist in refining the site data and graphics to address each area of development standards with which the project must demonstrate compliance on the final site plan. Please contact Catherine Riiska, Principal Planner, to schedule an appointment.

Item #8:

Final Site Plan Data

1. Please provide separate data tables for open space and pervious area and include the adjustments

requested in Item #1, Section F, of this report.

2. Please provide the “maximum allowed building height 30 feet” and provide the “Proposed Height 30 feet”.
3. Please correct the required setbacks to reflect those minimums required by the RE-1/2A Zoning (Front, rear, side are 25’, 15’, 15’, respectively)

Item #9:

Final Site Plan Graphics

1. Please correct the land use shown adjacent to the northeast boundary of the site to rural density, which is currently incorrectly labeled as estate density.
2. Please dimension the school building setback from the building plane proposed closest to the nearest property line. The currently shown 65.50’ dimension on Sheet C551 does not reflect the minimum provided structure setback.
3. Please label the currently shown square structure shown near the project’s northwestern boundary at Cove road. If not proposed as part of this development, please remove from the final site plan graphics.
4. Please provide the following typical details on the final site plan:
 - a. Standard parking space, including dimensions and pavement markings
 - b. Handicapped parking space, including dimensions, pavement markings, and signage
 - c. Dumpster enclosure
 - d. Bike racks
5. Please dimension all major site plan features, including the following:
 - a. Dimension the lot width at the Cove Road frontage.
 - b. Dimension landscaping islands within the parking area and all perimeter landscape buffer widths.
 - c. Dimension the sidewalk that leads through the parking lot and to Cove Road. All sidewalks are required to have a minimum 6’ unimpeded width.
 - d. Dimension the school building envelope, basketball court, tot lot, retention areas

Item #10:

Parking Rate

Off-street parking spaces shall be provided in accordance with the standards contained in the following Table 4.14.1. Land uses shall be as defined in section 3.3 of Article 3, Zoning Districts of the Martin County Land Development Regulations (LDR). MARTIN COUNTY, FLA., LDR SECTION 4.624. (2009)

Pursuant to Table 4.14.1., Section 4.624., LDR, Martin County, Fla. (2009), the parking rate for education institutions requires 2.5 spaces per each elementary or junior high classroom, and 12 spaces per each high school classroom, and 1 space for each teaching, administrative or staff.

Remedy/Suggestion/Clarification:

Due to the conflicting floor plans that demonstrate number of classrooms by grades, staff was unable to verify if the provided parking meets the County Code and will review this in more detail once final proposed floor plans are provided. Please be advised that if proposed parking falls outside the acceptable range pursuant to Section 4.623.A., LDR, (2009) then a parking rate adjustment request and analysis/justification will be required pursuant to Section 4.625., LDR, Martin County, Fla. (2009).

Please submit revised parking calculations as required by Table 4.14.1. Section 4.624., LDR, Martin County, Fla. (2009). Please include all pertinent information required for the calculation, such as the number of classrooms per grade.

Item #11:

Standards for Specific Use – Educational Institution

The application must demonstrate compliance with the following development standards applicable to the proposed use:

The applicant for the institution shall submit a description of anticipated service areas and projected enrollment and relate same to a development plan explaining:

1. Area to be developed by construction phase.
2. Adequacy of site to accommodate anticipated enrollment, recreation areas, off-street parking and pedestrian and vehicular circulation on site including loading and queuing of school bus traffic.
3. Safety features of the development plan.

MARTIN COUNTY, FLA., LDR SECTION 3.69.A. (2003)

Areas which abut residential districts and accommodate active recreation, shall provide a Type 2 bufferyard pursuant to Article 4, Division 15, Landscaping, Buffering and Tree Protection. MARTIN COUNTY, FLA., LDR SECTION 3.69.E. (2003)

The educational institution shall have a structure designed to meet state requirements to serve as an emergency evacuation shelter. MARTIN COUNTY, FLA., LDR SECTION 3.69.F. (2003)

Remedy/Suggestion/Clarification:

1. Please submit the information required by Section 3.69.A., which requires “The applicant for the institution shall submit a description of anticipated service areas and projected enrollment and relate same to a development plan explaining:
 - a. Area to be developed by construction phase.
 - b. Adequacy of site to accommodate anticipated enrollment, recreation areas, off-street parking and pedestrian and vehicular circulation on site including loading and queuing of school bus traffic.
 - c. Safety features of the development plan.
2. Please add the following note to the site plan: “The educational institution shall have a structure designed to meet state requirements to serve as an emergency evacuation shelter, and shall demonstrate compliance with this requirement at the time of building permit.”
3. Please submit a revised Final Site Plan that provides for the landscape buffers required by Section 3.69.E., LDR, MC, (2003) on the east and west site boundaries.

Additional Information:

Information #1:

Site Clearing

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, § 10.8.A (2016)

Information #2:

Notice Of A Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.12) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium unit within the notice area. MARTIN COUNTY, FLA., LDR, SECTION 10.6.E.1. (2016)

Information #3:

Notice(s) of public hearings regarding development applications shall be published at least 14 days prior to the date of the public hearing (seven calendar days if the application is being expedited pursuant to section 10.12) in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application. MARTIN COUNTY, FLA., LDR SECTION 10.6.D. (2016)

Information #4:

Once everyone has signed off with a comply, the project will be scheduled for the next LPA meeting dependent upon the County's scheduling policy. Following the LPA meeting, the project will be scheduled for the next BCC meeting dependent upon the County's scheduling policy. MARTIN COUNTY, FLA., LDR SECTIONS 10.4. AND 10.5. (2016)

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

Urban 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, § 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, Division 6

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 Real Property Management.

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

Environmental

Unresolved issues:

Item#1:

Environmental Assessment

Please revise the vegetative classification data and FLUCCS map in the assessment to include descriptions from Florida Natural Areas Inventory (FNAI) for the native habitat areas pursuant to Section 4.31.C, Martin County, Fla. Ord. No. 1082 (2018).

Item#2:

Preserve Area Management Plan

Please remove the firewise section in the PAMP as the county firewise requirements are only applicable to residential projects. Although the county encourages the use of a 30 foot defensible space between a preserve area and any primary structure.

Please update the language in section 8.0 to state that all exotic vegetation is required to be hand removed from the preserve areas, including exotic vegetation listed on the FLEPPC list.

Please have the environmental consultant contact Shawn McCarthy, the environmental reviewer, to schedule an onsite inspection to verify the information provided in the assessment.

Item#3:

Site Data and Habitat Mapping

Please provide a separate preserve data table in the final site plan and identify the following:

1. Preserve Area Calculations. Provide upland preserve calculations to demonstrate that at least 25% of the total upland area is preserved as rare native upland habitat. Where there is no rare upland habitat, provide upland preserve calculations to demonstrate that at least 25% of existing common native upland habitats are preserved.
2. Wetland Preserve. Wetland preserve acreage, onsite.
3. Wetland Buffer. Native upland habitat area, to be provided as wetland preserve area buffer.
4. Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.
5. Total Preserve Acreage, for site.

Item#4:

Site Plan Review

Please include the locations of preserve area signs on the final site plan and construction plans. Signs shall be at least 11 x 14 inches in size and be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.

Please provide for the following Notes on the Final Site Plan:

Preserve area setbacks and preserve signage.

1. New construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures;
2. Setbacks for accessory structures, such as, but not limited to, pool decks, screen enclosures and driveways, roadways, berms, shall be five feet.
3. Preserve signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.
4. Graded areas adjacent to preserve areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized upon completion of construction to the satisfaction of the County Administrator.

Other general final site plan notes:

1. All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and stormwater management areas as provided on the plans approved with the development order.
2. All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).

Item#5:

Wetland Design Standards

Please document compliance with the following requirements pursuant to Section 4.2.G.4, Martin County, Fla. Ord. No. 1082 (2018):

Placement of water management control structures in wetlands or wetland buffers shall only be allowed as part of a stormwater management plan that complies with Division 9. Placement of structures in preserve areas shall require revegetation of both the wetland and wetland buffer for which planting plans shall be included in the PAMP. The construction plans show a high number of structures proposed within the preserve areas. Please demonstrate that all the structures are necessary to maintain or improve wetland hydrology in accordance with Section 4.2.I, Martin County, Fla. Ord. No. 1082 (2018).

Item#6:

Preserve Area Design Standards

Minimum upland preserve area width requirements. The minimum width of native upland preserve habitat to be credited toward upland preserve requirements shall be 50 feet and shall be adequate to maintain the long-term viability and should maximize wildlife utilization. The proposed upland preserve area north of wetland 2 contains an area 40 feet in width. Please revise the preserve boundary to comply with the 50 foot minimum width criteria in accordance with Section 4.35.A, Martin County, Fla. Ord. No. 1082 (2018) and update all plans accordingly.

Item#7:

Land Clearing Page

The following shall be included on the land-clearing page:

1. Show control structure locations within the preserve areas to be cleared for installation. A

- minimum width of clearing shall not be greater than 10-12 feet.
2. Locations of perimeter native vegetation to be retained as un-cleared during construction, if applicable.
 3. Location of tree protection barricades (where warranted). Show protected trees outside the limits of clearing on the east side of the project.
 4. Location of on-site posted land clearing permit and permit box (to retain approved plan).
 5. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.
 6. Construction details for the installation of erosion control devices and preserve area barricades.
 7. Proposed method for soil stabilization following land clearing.
 8. Include the text: 'Property corners shall be located by a licensed land surveyor and clearly marked in the field prior to the Engineering Department's pre-construction meeting for site development.'
 9. Include the text: 'Authorization to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box, its location shown elsewhere on this page.'
 10. Include the text: 'No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained.'
 11. Include the text: 'All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.'
 12. Include the text: 'Prior to scheduling a final environmental inspection for the infrastructure, all barricades and erosion control devices shall be removed and disposed of by the contractor.'

Item#8:

Land Clearing Methodology

As part of the land clearing plan, please provide the following:

1. Applications for land clearing shall require a land clearing plan that includes, at a minimum, proposed dates for clearing, the proposed method of erosion and sediment control, the proposed method of debris disposal and soil site stabilization procedures to be implemented after land clearing. Site clearing, vegetation removal and/or building demolition shall be phased concurrent with construction activity to minimize soil erosion and generation of airborne dust. Site stabilization construction practices such as but not limited to seeding, wetting and mulching that minimize airborne dust and particulate emissions generated by construction activity shall be completed progressively and actively maintained as vegetation removal occurs within a given area of a site. Building or infrastructure construction shall commence no later than 30 days after vegetation removal and site clearance is completed. Where off-site siltation becomes a problem, work on the project shall stop until an amended plan is approved and implemented.
2. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses properties, and to minimize nuisance dust, noise and air pollution. This requirement shall be a condition of all development approvals. Barricades shall be used on-site to preserve the vegetation to be retained. Areas especially vulnerable to wind or water erosion, such as shorelines or bluffs, shall retain existing vegetation during construction and be the last area or part of the final phase of a phased clearing plan to be cleared.

Landscape

Unresolved Issues:

Item #1:

Standard Application Requirements

The deficiencies noted in this section need to be addressed by the applicant with revised plans and documentation. To ensure a successful review, the following shall be provided with your resubmittal information:

Revision dates/notes on all affected plans.

Plans should be provided with "call-out" revision clouds/notes to identify areas that have been modified from the original submittal.

A summary of changes that are provided with your resubmittal information, the staff report may be used as a template for your responses. It is important that you be specific as to what has been changed and where the changes may be found in the resubmitted materials. Resubmittal comments provided to address deficiencies such as "see the revised plans" should be replaced with more specific language such as "refer to the revised 30' dimension to the NE buffer provided on sheet 3/4 and revised landscape note 3 on sheet 2/4".

A landscape plan is required with this application. The landscape plans must be prepared and sealed by a registered landscape architect and include all information required for submittal as specified in Section 4.662.A, LDR. Indicate the location and type of all the following, both existing and proposed:

Property boundaries, land use, rights-of-way and easements.

1. On-site and abutting land use features, including adjacent sidewalks, existing vegetation, natural features and site improvements within 50 feet of the property.
2. Buildings, structures, paving, and adjacent buildings within 50 feet of the property.
3. All overhead, above and underground utilities, including septic tanks, drainfields and RPZ valves.
4. Off-street parking, access aisles, driveways and other vehicular use areas.
5. Surface water bodies and wellfields.
6. Plant installation methods and irrigation sources.
7. Ditches, swales, stormwater treatment structures or slopes exceeding 3V:1H in any proposed landscape areas.

Item #2:

Landscape Tabular Data

Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas, and square footage of vehicular use areas (Ref. Section 4.662.A.10, LDR). Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

Please also include the following:

1. Document compliance with the requirement that twenty (20) percent of the total developed area shall be landscaped.
 - a. Identify each species intended to meet the required trees, shrubs, and ground cover

- separately in the tabular data. Tabular data shall also indicate calculations of the minimum total number of trees and shrubs to be planted based upon the proposed developed area and separately based upon quantities required to meet vehicular use planting requirements and bufferyard requirements.
- b. Identify proposed FL native plant species in the Landscape Tabular Data and demonstrate that at least 75% of required trees and shrubs, and at least 50% of required groundcover species provided are native.
 - c. Irrigated and non-irrigated turf areas shall be quantified and identified on the landscape plan.
2. Service function areas including solid waste collection and mechanical equipment requiring screening shall be summarized in a table to identify equipment and the type of screening proposed.

Remedy/Suggestion/Clarification:

Site data table provided references individual line items that are not completely valid:

1. Section 4.663C.2 states that whenever development activity is subject to both the perimeter landscaping requirements and land use bufferyard requirements of this division, the more intensive shall apply.
2. Section 4.662A.11 states that tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

Please revise the Landscape Data table to identify the most intensive requirements. See also Item #6 for discussion of required bufferyards. Include length and minimum width of all bufferyards. Label Type and widths of buffers on the landscape and site plans.

The water efficiency table has not been provided. Please demonstrate that the proposed landscaping is in compliance with this requirement.

Item #3:

General Landscape Design Standards

Please demonstrate compliance with the following general landscape requirements on the provided plans:

1. Screening materials and landscaping used to screen service function areas shall be consistent with the design of the primary facades
 - a. The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)
 - b. Mulch material to a minimum compacted depth of three inches is provided for all planting areas when used to supplement ground cover. Cypress mulch may not be used as a mulching material. (Section 4.663.C., LDR)
 - c. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."
 - d. No use shall be made of, and no development activity shall be permitted in, land use buffers and perimeter landscape areas, except for:
 - i. Planting material approved as part of the landscape plan.
 - ii. Completely underground utilities and essential, specifically approved, overhead or aboveground utilities which cross these areas and do not interfere with the mature growth of required plant material.
 - iii. Grass ditches, with back slopes no steeper than 3V:1H, which can support the

required landscaping materials.

Remedy/Suggestion/Clarification:

Add the required notes.

Item #4:

Perimeter VUA Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for perimeter vehicular use areas (Section 4.663.A.4.a., LDR):

1. A ten-foot wide strip of land, exclusive of curbing, along the entire front perimeter of a site, located between the front property line and any vehicular use area, shall be landscaped. Berming is encouraged along public roadway frontages to screen parking areas and provide visual interest.
2. A ten-foot wide strip of land, exclusive of curbing, along the entire side and rear perimeter of a site, located between the side and rear property lines and any vehicular use area, shall be landscaped.
3. Perimeter tree requirements for vehicular use areas. Provide one tree for each 30 linear feet of required landscape perimeter area, with no less than 75 percent of said trees being shade trees. Creative design and spacing is encouraged, the location(s) of proposed signage should be considered and provided on the plans.
4. A minimum of twenty-five percent of the total perimeter landscape area is to be in native plantings. Vehicle stops or other design features shall be used so that parked vehicles do not overhang into landscape areas.

Remedy/Suggestion/Clarification:

The above criteria and as provided in data table are not consistent with all requirements for this site. Line items a & b are only applicable along the east boundary adjacent to Samaritan House; other perimeters have requirements for non-compatibility buffers. See Items #2 & 6 for additional discussion.

Item #5:

Interior VUA Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR]. The interior area includes the entire parcel to be developed exclusive of the required front, rear, and side perimeter landscape areas. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area (at least 800 square feet) within the vehicle use area is preserved in a native state.

1. In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.
2. Interior landscape areas shall be no less than 12 feet in width, exclusive of curbing. Whenever linear medians at least 50 feet long having shade trees spaced no greater than 15 feet on center are used, the minimum width may be reduced to eight feet exclusive of curbing.
3. Terminal islands of not less than ten feet in width exclusive of curbing and 18 feet in length shall be provided at each end of a parking row. At least one tree shall be planted in every island.
4. Interior medians of at least six feet in width exclusive of curbing shall be provided between an interior row of parking spaces and an abutting interior driveway or between abutting rows of parking spaces. At least one tree shall be required for every 30 linear feet of interior median,

planted singly or in clusters with tree locations not more than 60 feet apart.

5. Interior islands shall measure not less than five feet in width exclusive of curbing and 20 feet in length and may be reduced five feet less than the required parking space length. Such islands shall be placed within rows of parking spaces so that there is at least one interior island for every ten parking spaces or portion thereof. At least one tree shall be required per island with the remainder of the island landscaped with grass, ground cover, mulch, shrubs, or other treatment excluding pavement or sand.
6. All trees required within vehicular use areas shall be shade trees. [Section 4.664.B.2.a., LDR]
7. For vehicular use areas not utilized for off-street parking, but serving the vehicular access or storage needs of the public (stacking lanes for drive-in banks and restaurants), ten percent of the total paved area of such vehicular use area shall be added to interior landscaping.

Divider medians, and Interior or Terminal islands shall not be used as stormwater management or conveyance facilities.

Remedy/Suggestion/Clarification:

The divider medians within the parking lot have not been dimensioned on any of the plans that I can find, however it does not appear that they meet the minimum required dimensions to meet area specifications required, especially with 2 foot overhang on both sides. Dimension medians and terminal islands to document compliance with the requirements. Section 4.663.A.2 does allow an option that additional preserve over required minimums may be able to be utilized to meet these requirements. Provide an exhibit to delineate and document where the interior VUA planting areas have been provided.

Item #6:

Landscape Bufferyard Requirements

Landscaped bufferyards shall be 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., LDR]

Please demonstrate compliance with the following criteria for landscape bufferyards:

1. Type 2 bufferyard: A 25 foot wide landscape strip with a six-foot-high, opaque fence or wall. At least one tree and ten shrubs shall be provided for every 300 square feet of required bufferyard. Trees must be at least ten feet in height with a two-inch caliper. A six-foot-high vegetative landscape screen consisting of 28 shrubs provided for every 250 square feet of required bufferyard can be substituted for the shrub, fence, wall or berm requirements. This vegetative landscape screen shall be 100 percent opaque at the time of planting.
2. Type 4 bufferyard: A 40 foot-wide landscape strip with a six-foot-high opaque fence or wall. At least one tree and 34 shrubs shall be provided for every 300 square feet of required bufferyard. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity.
3. All shrub material used as a part of a dissimilar land use bufferyard shall be a minimum height of 30 inches and have a minimum crown width of 24 inches when planted; shall be species capable of achieving a minimum height of six feet; and shall be located in such a way as to maximize the screening potential. [Section 4.663.C.4., LDR]
4. Requirements for vegetative landscape screens. Where vegetative landscape screens are installed in required bufferyards, they shall be required to form a solid visual screen at time of planting (ref. Section 4.663.B.4., LDR for additional information).
5. Use of bufferyards. Utilities, easements, septic drainfields or other physical improvements shall

not be placed in bufferyards, unless approved by the Growth Management Director based on good cause shown. In any case where an un-buffered view exists within 500 feet from the side or rear service areas of any nonresidential land use to any single-family or two-family residential land use, buffer requirements shall apply as if such residential uses were located on immediately adjacent lands.

Martin County, Florida Land Development Regulations (2003) Section 3.69.E. states that areas which abut residential districts and accommodate active recreation, shall provide a Type 2 bufferyard pursuant to Article 4, Division 15, Landscaping, Buffering and Tree Protection.

Remedy/Suggestion/Clarification:

1. A Type 2 buffer is required along the west property line adjacent to the athletic fields and the adjacent residential future land use designation.
2. Sufficient trees appear to have been provided but no wall, fence or shrub material has been proposed.
3. A Type 4 Bufferyard is required adjacent to the single family residential land use on the north, east, and adjacent to the entry drive. A Type 4 is also required on the south adjacent to the State Park, however this buffer can be reduced to ½ because the park is considered to be vacant property. It is understood that adjacent to the entry drive provision of a Type 4 buffer may not be feasible due to restricted nature of this entry width; a request for alternative compliance can be submitted in accordance with Section 4.667 to present an alternative option.
4. The plans indicate that a large 19"x30" ERCP pipe is proposed in the area of the required southern Type 4 buffer. Drainage improvements are not allowed within required buffers, please review and modify.

Item #7:

Landscape Bufferyard Fence, Wall, Berm

Please demonstrate compliance with the following criteria for landscape bufferyards [Section 4.663.B.8., LDR]:

1. Whenever a buffer fence is required, it shall be of sufficient height to obstruct view between adjoining properties, presumably to a height of six feet. The buffer fence shall be solid opaque, constructed of durable materials appropriate for the intended use and consistent with materials commonly used in surrounding neighborhoods, and shall include provision for the access to all landscape materials.
2. The side of a fence facing a less intensive use and any side of a fence facing a public view shall have a finished appearance to furnish an aesthetically pleasing view.
3. At least one-half of all required plant materials shall be installed and maintained on the side facing the less intensive use, unless otherwise specifically provided.
4. Include a note that required fencing shall be maintained in good repair by the property owner.
5. When walls are proposed to meet bufferyard requirements, the facade treatment of the walls exceeding 100 feet in length shall require architectural columns at each 100-foot increment to encourage architectural variety and interests.
6. Fences or walls installed on property near preserve areas shall be designed to permit animal access and crossings.
7. Berms used in place of the fence or wall requirement shall have no more than a three-foot horizontal to a one-foot vertical slope. Berms may be used in combination with fences or hedges to achieve the minimum six-foot-high 100 percent opaque requirement.

Remedy/Suggestion/Clarification:

As an alternative to providing a wall or fence a vegetative screen can be provided that meets the following criteria.

Section 4.663.C.4 All shrub material used as a part of a dissimilar land use bufferyard shall be a minimum height of 30 inches and have a minimum crown width of 24 inches when planted; shall be species capable of achieving a minimum height of six feet; and shall be located in such a way as to maximize the screening potential.

Please review and modify plans as necessary to demonstrate compliance.

Item #8:

Landscape Irrigation

4.662.B. Irrigation plans. Irrigation systems are not required; however all required plantings must remain viable, healthy, neat and orderly in appearance.

Remedy/Suggestion/Clarification:

An irrigation plan has been provided for review, however please consider irrigation being proposed and required trenching that will be utilized near existing pine trees to be preserved. Pines are sensitive to supplemental irrigation and often decline in the long term where irrigation is excessive for their needs.

Item #9:

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction.

The following information shall be provided for trees in the developed area:

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.
2. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

Remedy/Suggestion/Clarification:

A tree survey has been provided with this submittal, however the tree disposition plans seem to omit existing trees along the west side of the proposed entry area. These trees may not be able to be protected but should be included on the Tree Disposition Table.

The Key on these tree disposition plans is inconsistent. There is a symbol for trees to remain and also a

symbol for trees to be protected with a barricade. None of the trees identified to remain have been indicated with a barricade; all trees to remain that may be impacted by construction (i.e. not located within a preserve) need to be protected with a barricade, clumps of trees can be protected as a grouping such as those shown within the ROW. Revise plans to clarify the protection method to be employed for the individual trees being protected.

Item #10:

Landscape Material Standards-General

Please demonstrate compliance with the following requirements (Section 4.664, LDR):

1. At least 75 percent of all required landscaping, by category, in the form of trees and shrubs shall consist of native vegetation.
2. The ground area within required landscaped areas which is not dedicated to trees, vegetation or landscape barriers shall be appropriately landscaped and present a finished appearance and reasonably complete coverage upon planting. Ground covers shall be spaced so as to present a finished appearance and complete coverage within six months after planting. Ground covers required by this division shall consist of at least 50 percent native species.

Remedy/Suggestion/Clarification:

Groundcovers proposed do not consist of a minimum of 50% native species, however with modifications to comply with Item #12 should result in compliance with this requirement.

Item #11:

Landscape Protection And Maintenance

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

Protection of required landscaping.

1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

Maintenance of required landscaping.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

Remedy/Suggestion/Clarification:

Add required notes.

Item #12:

Preserve Area Interface Requirements

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

1. Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.
2. Perimeter landscaping. Plantings within perimeter vehicular use landscape areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers pursuant to quantity, size and dimension requirements of section 4.663.A.4., LDR, MCC.

Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

Remedy/Suggestion/Clarification:

The retention areas adjacent to the preserves are shown as being planted with Bahia sod, Bahia is not a native species. Revise plans to establish native species within the retention areas adjacent to the preserves. Add note that these areas shall be maintained with planted native vegetation, in perpetuity.

K. Determination of compliance with transportation requirements - Engineering Department

Unresolved Issues:

Item # 1:

Page 8 - Edit narrative to replace Greater Treasure Coast Regional Planning Model (GTCRPM) with Treasure Coast Regional Planning Model version 4 (TCRPM4).

Item # 2:

Table 5 does not include an overall intersection level of service at the project entrance. In order to accommodate safe vehicular movement and pedestrian crossing activities, please conduct a traffic signal warrant analysis for SE Cove Road at the project entrance.

Item # 3:

Page 16 - Project access narrative for egress and the Syncho analysis for the NB lane configuration are

inconsistent with the site plan and construction plans. Storage length for the EBR is inconsistent with the construction plans and WBR can be lengthened to match field conditions.

Item # 4:

Explain how the Southbound movement (SE Legacy Cove Circle) at the Project Drive #1 & Cove Road in Appendix D: Volume Development Worksheets were generated or provide turning movement counts.

Item # 5:

Verify Appendix E: Syncho Reports match signal timings with the Martin County Traffic Division.

Item # 6:

The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.64 because:

An analysis, including traffic distribution and assignment, of all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least two percent of the level of service capacity as identified in the most recent Martin County annual concurrency report. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5 (2009)]

1. Distribution should equal 100 percent entering the site.
2. Redistribute trips on SE Ault Ave to roadways contained in the 2017 Roadway Level of Service Report.
3. Grow background conditions using growth rates from 2017 Roadway Level of Service Report.

If the total traffic volume is higher than the adopted level of service capacity, a more detailed analysis of level of service using accepted FDOT level of service methodology techniques must be undertaken. These techniques must be approved by the County Administrator and will include those indicated in the Highway Capacity Manual and FDOT's latest Quality/Level of Service Handbook. If the more detailed analysis indicates that the total traffic volume would be less than the adopted level of service capacity for all impacted links and/or aggregated segments, concurrency has been satisfied. If not, concurrency has not been satisfied, and the only way for concurrency to be satisfied is for a traffic congestion mitigation plan (TCMP) to be accepted by the County Administrator. The TCMP, shall propose solutions to mitigate the impacts of the development on the links on which concurrency has not been satisfied. The TCMP shall demonstrate the operating conditions of the deficient links and/or aggregated segments with project traffic operate at the adopted level of service capacity. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5.a (2009)]

1. The analysis in Table 7 shows that Cove Road will have a $V/C > 1$ due to the project.

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

Unresolved Issues:

Item #1:

Right Of Way Improvements:

1. Provide cross section details every 100 feet along the proposed improvements of SE Cove Road. [MARTIN COUNTY, FLA., LDR SECTION 4.843.D.2]
2. Provide station and offset notations to all proposed construction elements. Provide Begin/End Work STA (Match line STA) to the Cove Road Engineering Plan.
3. Revise Cove Road/Turn Lane: Typical Pavement Section to be consistent with the Flexible Pavement Section of Martin County Standard Detail R-10 for an Arterial Roadway. The asphaltic concrete surface course (2nd lift) should be 1.5 inches. [MARTIN COUNTY, FLA., LDR SECTION 4.843.A]
4. Provide sight triangles / sight distances on the Cove Road Engineering Plans and Landscape Plans at the intersection of SE Cove Road and the proposed driveway for the development. [MARTIN COUNTY, FLA., LDR SECTION 4.843.F (2010)] [FLORIDA DEPARTMENT OF TRANSPORTATION INDEX #546 (2016)]
5. Label all existing driveways and stormwater management system appurtenances along the proposed improvements of SE Cove Road. Currently, there are two existing residential driveways within the proposed right turn lane on SE Cove Road. [MARTIN COUNTY, FLA., LDR SECTION 4.843.D]
6. Provide adequate detail for the portion of the proposed driveway median (divider) to be constructed within the right-of-way of SE Cove Road. If the median is to be landscaped, a 4-inch mountable curb shall be used. If the median is not to be landscaped, the median shall have a surface color that contrasts with the driveway pavement surface and the driveway surface shall not be more than 3-inches above the driveway pavement surface. A maintenance agreement is required for any landscape proposed within the right-of-way of SE Cove Road. [MARTIN COUNTY, FLA., LDR SECTION 4.845.G, Table 4.19.8]
7. Eliminate the proposed striped shoulder area within the entry lane of the proposed driveway connection at SE Cove Road to avoid potential conflicts with vehicles turning into the gore area of the driveway and merging into a single drive lane. If multiple entry/exit lanes are desired for the proposed driveway, guidelines for design can be found within MARTIN COUNTY, FLA., LDR SECTION 4.845.G, Table 4.19.8/9.
8. Provide a 4-foot paved shoulder on the eastbound lane for potential bike lanes along SE Cove Road in the future. Provide the 4-foot shoulder (bike lane) in-between the eastbound lane and the proposed right-turn lane. The typical section for SE Cove Road at this property front consists of 11-foot lanes and a 4-foot paved shoulder. Revise Cove Road Engineering Plan and section details accordingly.
9. Label all proposed stormwater pipe materials throughout the Cove Road Engineering Plans. All stormwater pipe material proposed within the right-of-way shall be reinforced concrete pipe and 18-inch minimum diameter. [MARTIN COUNTY, FLA., LDR SECTION 4.385.B and Martin County Stormwater Management and Flood Protection Standards for Design and Review]
10. Provide construction details for drainage structure STM-CR2, it is unclear if this is a new or existing drainage structure. Provide a construction detail for the proposed pipe connection to the east of STM-CR2 consistent with Martin County Standard Detail R-70 and/or FDOT Standard Plans Detail 430-001.
11. Provide a minimum of 8-feet between the culvert opening and edge of pavement for all proposed mitered end sections with a slope no steeper than 6H:1V. This minimum dimension may be radial.
12. Align the radius at the exit lane to the proposed driveway to meet the proposed paved shoulder (bike lane). [MARTIN COUNTY, FLA., LDR SECTION 4.843.E]
13. Provide a stop sign and the appropriate pavement markings (stop bar) at for the driveway exit aisle

at SE Cove Road. [MARTIN COUNTY, FLA., LDR SECTION 4.843.H]

14. Label all proposed curbs and gutters by type and the appropriate FDOT index throughout the Cove Road Engineering Plans. Proposed curbing within the driveway approach of SE Cove Road should be type F curb and gutter. Label and provide a detail for the appropriate curb and gutter endings. [MARTIN COUNTY, FLA., LDR SECTION 4.843.D]
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 is \$25 per linear foot of property along SE Cove Road, for a resultant payment of \$2,975. Additionally, remove the proposed sidewalk along SE Cove Road from the construction plans. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G]
16. Advisory: There is a residential development currently under review, called Cove Royal, which is located roughly 600 feet east of the proposed Treasure Coast Classical Academy. The Cove Royal project is in its sixth round of review and is close to approval. If the project is approved, and moves forward with construction, there will be some roadwork on SE Cove Road which will affect the proposed roadwork from the Treasure Coast Classical Academy project. Staff suggests coordinating with the Cove Royal design team to avoid conflicts between the two sets of plans.

Item #2:

Off-Street Parking:

1. Provide a typical pavement section detail for the proposed drive aisle(s) within the proposed development.
2. Provide proposed grade elevations every 50 feet for the proposed sidewalk to be constructed within the development. Provide a typical sidewalk section detail demonstrating compliance with the Americans with Disabilities Act. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G and the Florida Accessibility Code for Construction]
3. Provide proposed edge of pavement grade elevations along all travel lanes/aisles adjacent to the proposed parking lot area. [MARTIN COUNTY, FLA., LDR SECTION 4.843.D]
4. Include all applicable plans and construction details for the proposed 2-foot high gravity wall with 32-inch traffic railing and junction slab to the construction plans.
5. Currently, excavation and/or fill construction activities are being proposed within 5 feet of the wetland buffer zones. Excavation and/or fill are not permitted within 5 feet of a wetland buffer zone. Revise all section details to demonstrate that this requirement can be achieved. [MARTIN COUNTY, FLA., LDR SECTION 4.2.E]
6. Provide for clear access to all stormwater control structures within the project. [MARTIN COUNTY, FLA., LDR SECTION 4.348.H]
7. Label the appropriate loading zone/spaces on the construction plans and site plan; a minimum number of one loading space is required for this usage. Loading spaces shall be not less than ten feet in width and 25 feet in length. [MARTIN COUNTY, FLA., LDR SECTION 4.626.B.4]
8. Staff noticed the location of the interior sidewalk involves multiple conflict points between pedestrians and vehicular traffic. There are currently six crosswalks shown between SE Cove Road and the school building. Staff suggests relocating the sidewalk to the eastern side of the entrance drive to eliminate as many conflict points as possible.

Item #3:

Stormwater Management Submitted Materials:

1. Provide pre-development and post-development basin maps for the entire project area. The sizes of the basins in acres must be shown, and the basin boundaries shall be displayed with a thick dashed line. Flow paths within each basin shall be indicated throughout. Concentrated flow paths, such as basin to basin connections, or basin to outfall connections, shall be displayed and labeled with

volumetric flow rates. Topographic elevations, both existing and proposed, should be displayed. [Martin County Stormwater Management and Flood Protection Standards for Design and Review, Section 1.4.B.8.c (2001)]

2. The drainage calculations reference a geotechnical report by Dunkelberger Engineering & Testing, Inc. However, the report was not included in the application. Provide the missing report with the next submittal.

Item #4:

Stormwater Management Report:

1. The proposed post-development discharge rate of 11.41 CFS exceeds the previously permitted rate of 8.13 CFS. Either reduce the proposed discharge to be equal to or less than the permitted rate, or provide a new/modified SFWMD ERP with a revised allowable discharge rate.
2. The use of infiltration as an outfall during the ICPR routing will not be accepted. Infiltration is only permitted to demonstrate system recovery after cessation of the storm events. [Martin County, Fla., LDR Section 4.385.C.1.a (2010)]
3. The finished floor elevations should be greater than the predicted 100-year 3-day storm event with zero discharge. The elevations shown in the report and ICPR model have included discharge. Revise accordingly.
4. It is not clear if the minimum perimeter berm elevations are met along all of the basin boundaries. Demonstrate the minimum elevations are met along the western limits of Basin B4, the western and northern limits of Basin B2, and the shared boundary between Basins B4 and B2.
5. Display all improvements from parcels 343841001000000530 and 343841001000000540 on the construction plans. Provide topographic elevations for the improved parcels, and include finished floor elevations for the two houses.
6. Stormwater operation and maintenance plan shows conflicting information for roadway sweeping. Under the "Frequency" heading, yearly sweeping is recommended. However, under the "Recommended Work Sequence" heading, monthly sweeping is recommended. Revise for consistency.

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

Addressing

Unresolved Issues:

Item #1:

Please add SE to Cove Rd on the site plan.

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

Unresolved Issues:

Item #1:

Drawings Must Be Approved

The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Code, LDR, s.10.2.B.5. Code, LDR, Art.10]

Item #2:

The applicant must submit an executable, final draft water and wastewater service agreement to the Growth Management Department for review by the Legal and Environmental Services departments prior to approval of the final site plan. The 'Water and Wastewater Service Agreement' must be executed and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

Wellfield and Groundwater Protection

Unresolved Issues:

Item #1:

Irrigation Source

The applicant must submit information concerning the source for irrigation prior to approval of the Site Plan. [ref. Code, GEN, s.159.164 Code, GEN, Ch.159, Art.6]

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

Fire Prevention

Unresolved Issues:

Item #1

Water Supply

Needed Fire Flow Requirements for Buildings

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared and sealed by a professional engineer currently licensed in the state of Florida for each newly constructed building.

The Needed Fire Flow Requirement must be in accordance with Florida Fire Prevention Code, N.F.P.A. 1,

Chapter 18.4.5 (latest adopted edition). The Guide for Determination of Needed Fire Flow, latest edition, as published by the Insurance Service Office (ISO). All calculations must be demonstrated and provided.

Item #2:

LOCATIONS OF FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

1. On the street side of buildings.
2. Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
3. And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
4. Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
5. On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
6. Located 1 1/2 times the height of building away to remove from collapse zone. [AHJ]
7. In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.
8. On the discharge side of the double detector check valve.

Additional Information:

Information #1:

Martin County Code of Laws and Ordinances, Section 79.121, adopts the Florida Fire Prevention Code (NFPA 1 and NFPA 101) as the County's fire prevention code. The Code is to prescribe minimum requirements for emergency vehicle access and water supply, necessary to establish a reasonable level of fire and life safety and property protection from the hazards created by fire, explosion, and dangerous conditions for site development. This is in accordance with Chapter 633, F.S. All construction, including, but not limited to, fire sprinklers, fire alarms and fire suppression systems, shall be subject to these codes. All documents including specifications and hydraulic calculations in accordance with F.S. 61G15-32 are required at the time of the application for a building permit for the property that is the subject of this application for site plan approval.

Emergency Management

Unresolved Issues:

Item #1:

Shelter Requirements, Educational Institutions

This project is subject to the requirement that the structure must be constructed to meet state requirements to serve as an emergency evacuation shelter. Please demonstrate that this project will meet this requirement as set forth in Comment #2, Item #11, Section G of this report. The building standards for shelters are provided as Exhibit 1 to this report for your reference.

Please be advised that in the event of an emergency, the emergency management director may require this facility be made available for use as an emergency shelter pursuant to 252.38(1)(d), 252.385(4)(a), and 1002.33(1), Fla. Stat. (2018).

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

Unresolved Issues:

Item #1:

ADA Compliance

1. Provide the required detectable warning surfaces at all proposed ADA curb ramps to be constructed within the development. All detectable warning surfaces proposed within the SE Cove Road right-of-way shall be consistent with Martin County Standard Detail R-120B; revise the Final Site Plan and Construction Plans accordingly. [Martin County, Fla., LDR Section 4.843.G.2 and the Florida Accessibility Code for Construction]
2. Provide an ADA curb ramp at the northeast side of the building to connect with the proposed sidewalk and cross walk; revise the Final Site Plan and Construction Plans accordingly. [Martin County, Fla., LDR Section 4.843.G.2 and the Florida Accessibility Code for Construction]
3. Provide sidewalk connectivity/accessible route to all proposed elements of the development (basketball court); revise the Final Site Plan and Construction Plans accordingly. [Martin County, Fla., LDR Section 4.844.B.1 and the Florida Accessibility Code for Construction]

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

Martin County Health Department

Findings of Compliance:

Plans and materials as submitted demonstrate compliance with the applicable requirements of the Martin County Land Development Regulations and Comprehensive Growth Management Plan. More detail will be required upon submittal to the state.

Additional Information:

Prior to opening or operating any school, you first need to contact the Florida Department of Health in Martin County. In addition to the group care and food hygiene permitting requirements, you must first get approval or sign off in the following areas before an environmental health inspection will be conducted:

1. The building must be inspected and approved by the local fire authority as a school or educational facility.
2. Local county or city zoning must provide written zoning approval for the school location.
3. For non-public schools the local county or city electrical, plumbing, and building department must provide a signed inspection approval or written approval that the school facility meets all local educational standards for the aforementioned departments.

Once the appropriate paperwork is provided to the Department of Health, the DOH can begin to process your request and open your school. In addition, any food service, including snacks or catered food, must be approved by the local county health department. Questions may be directed to Todd Reinhold or Nick Clifton with the Department of Health at (772) 221-4090.

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 – Martin County

Findings – Pending

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

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

Service provider – Martin County

Findings – Pending

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 – Pending

Source - Engineering Department

Reference - see Section M of this staff report

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

Findings – In Place

Source - Growth Management Department

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

Findings – Pending

Source - Engineering Department

Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings – In Place

Source - Engineering Department

Reference - see Section K of this staff report

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

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

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

Findings – In Place

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. MARTIN COUNTY, FLA., LDR §10.9 (2012)

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: Mandatory 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. Non-mandatory Impact Fees are to be paid at the time of Building Permit issuance. Please note that, if the impact fee amounts were to increase prior to your Building Permit(s) being issued, the new amounts would apply.

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.

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:

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 #14:

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 #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 is \$25 per linear foot of property along SE Cove Road, for a resultant payment of \$2,975.

Item #16:

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.

V. Local, State, and Federal Permits

Approval of the development order requires the applicant's submittal of all required applicable Local, State, and Federal Permits, to the Growth Management Department (GMD), prior to the approval of the development order (Option 1). MARTIN COUNTY, FLA., LDR §10.9 (2012)

Item #1:

ENVIRONMENTAL PERMITS

The following permits must be submitted prior to development order approval:

1. Florida Department of Environmental Protection (FDEP) Environmental Resource Permit (ERP)
2. U.S. Fish and Wildlife Service (USFWS) listed species permit or plan
3. Florida Fish and Wildlife Conservation Commission (FWC) listed species permit or plan

Item #2:

RIGHT-OF-WAY PERMITS

A Martin County Right-of-way Use Permit must be obtained prior to development order approval.

Item #3:

STORMWATER MGMT PERMITS

The following permits must be submitted prior to development order approval:

1. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP)
2. South Florida Water Management District (SFWMD) Dewatering Permit
3. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
4. Army Corps of Engineers (ACOE) Nationwide Permit

Item #4:

WATER AND WASTEWATER

The applicant must provide a copy of all required Department of Environmental Protection permits prior to development order approval.

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:	\$9,127.00	\$9,127.00	\$0.00
Site Inspection fees:	TBD		
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: Driftwood Cay of Stuart LLC
Jeremy LeMaster
P.O. Box 1067
Palm City, FL 34991
772-287-2010

Agent: Ella Taylor
Medalist Building Group, LLC
P.O. Box 1067
Palm City, FL 34991
772-287-2010

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

Exhibit 1 – Building Requirements for Emergency Management Shelters

Appendix B

2017 Florida Building Code—Building, 6th Edition
Section 453.25 Public Shelter Design Criteria

2017 Florida Building Code—Building, 6th Edition

453.25.1 New facilities. New educational facilities for school boards and Florida college boards, unless specifically exempted by the board with the written concurrence of the applicable local emergency management agency or the Florida Division of Emergency Management (DEM) shall have appropriate areas designed as enhanced hurricane protection areas (EHPAs) in compliance with this section.

Exception: Facilities located, or proposed to be located, in a Category A, B or C evacuation zone shall not be subject to these requirements.

453.25.1.1 Enhanced hurricane protection areas (EHPA). The EHPA areas shall provide emergency shelter and protection for people for a period of up to 8 hours during a hurricane.

453.25.1.1.1 The EHPA criteria apply only to the specific portions of (K-12) and Florida college educational facilities that are designated as EHPAs.

453.25.1.2 The EHPAs and related spaces shall serve the primary educational or auxiliary use during non-shelter occupancy.

453.25.2 Site. Factors such as low evacuation demand, size, location, accessibility and storm surge may be considered by the board, with written concurrence of the local emergency management agency or the DEM, in exempting a particular facility.

453.25.2.1 Emergency access. EHPAs shall have at least one route for emergency vehicle access. The emergency route shall be above the 100-year floodplain. This requirement may be waived by the board, with concurrence of the local emergency management agency or the DEM.

453.25.2.2 Landscaping. Landscaping around the EHPAs shall be designed to preserve safety and emergency access. Trees shall not conflict with the functioning of overhead or underground utility lines, or cause laydown or impact hazard to the building envelope.

453.25.2.3 Parking. During an emergency condition, vehicle parking shall be prohibited within 50 feet (15,240 mm) of an EHPA. Designated EHPA parking areas may be unpaved.

453.25.2.4 Signage. Floor plans of the facility, indicating EHPAs, shall be mounted in the emergency manager's office/area.

453.25.3 Design. EHPAs may be above or below ground and may have more than one story, provided the design satisfies the wind load and missile impact criteria. Modular and open-plan buildings may serve as EHPAs provided the design satisfies the wind load and missile impact criteria.

453.25.3.1 Excluded spaces. Spaces such as mechanical and electrical rooms, storage rooms, open corridors, kitchens, science rooms and labs, vocational shop areas and labs, computer rooms, attic and crawl spaces shall not be used as EHPAs.

453.25.3.2 Capacity. Fifty percent of the net square feet of a designated educational facility shall be constructed as EHPAs. The net square feet shall be determined by subtracting from the gross square feet those spaces, such as mechanical and electrical rooms, storage rooms, open corridors, kitchens, science rooms and labs, vocational shop areas and labs, computer rooms, attic and crawl spaces that shall not be used as EHPAs. The board, with concurrence of the applicable local emergency management agency or DEM, may adjust this requirement if it is determined to be in its best interest. The capacity of an EHPA shall be calculated at 20 square feet (1.86 m²) per occupant (adults and children five years or older).

453.25.3.3 Toilets. Toilet and hand washing facilities should be located within the EHPAs and provided at one toilet and one sink per 40 occupants. These required toilet and hand-washing facilities are not in addition to those required for normal school occupancy and shall be included in the overall facility fixture count.

453.25.3.3.1 Support systems for the toilets, e.g., bladders, portable toilets, water storage tanks, etc., shall be capable of supplying water and containing waste, for the designed capacity of the EHPAs.

453.25.3.3.2 Plumbing and valve systems of "normal" toilets within the EHPAs may be designed for conversion to emergency operation to meet the required demand.

453.25.3.4 Food service. Where feasible, include counter tops for food distribution functions in the EHPAs.

453.25.3.5 Manager's office. An administration office normally used by a school administrator shall be identified as the EHPA manager's office and shall be located within the EHPA. The office shall have provisions for standby power, lighting, communications, main fire alarm control panel and storage for the manager's equipment.

453.25.4 Structural standard for wind loads. At a minimum, EHPAs shall be designed for hurricane wind loads in accordance with ICC 500.

453.25.4.1 Enclosure Classifications. Enclosure classifications for EHPAs shall be determined in accordance with ASCE 7-10, Section 26.2.

453.25.4.2 Mechanical Ventilation. EHPAs shall have mechanical ventilation systems. Ventilation shall be provided at a minimum rate of 2 cfm per square foot (0.6 m³/min. per square meter) of EHPA floor area. The mechanical ventilation system shall be connected to the EHPA's emergency power.

453.25.4.3 Exterior envelope. The exterior envelope, louvers over air intakes and vents, and gooseneck type intakes and vents of EHPAs shall be designed and installed to meet the wind load and missile impact criteria.

453.25.4.3.1 HVAC equipment mounted on roofs and anchoring systems shall be designed and installed to meet the wind load criteria.

453.25.4.3.2 Roof mounted HVAC equipment shall have a 12-inch-high (305 mm) curb around the roof opening and be designed to prevent the entry of rain water.

Exception: Exposed mechanical equipment and appliances fastened to a roof or installed on the ground in compliance with the code using rated stands, platforms, curbs, slabs, walls, or other means are deemed to comply with the wind-resistance requirements of the *2007 Florida Building Code*, as amended. Further support or enclosure of such mechanical equipment or appliances is not required by a state or local official having authority to enforce the *Florida Building Code*.

453.25.5 Electrical and standby emergency power system. The EHPA shall be provided with a standby emergency electrical power system, per Chapter 27, NFPA 70 Articles 700 and 701, which shall have the capability of being connected to a backup generator or other optional power source. Where economically feasible, an equivalent photovoltaic system may be provided. The EHPA's emergency systems includes, but are not limited to: (1) an emergency lighting system, (2) illuminated exit signs, (3) fire protection system(s), alarm (campus wide) and sprinkler, and (4) minimum ventilation for health/safety purposes. The fire alarm panel shall be located in the EHPA manager's office. A remote annunciator panel shall be located in or adjacent to the school administrator's office. When generators are installed, the facility housing the generator, permanent or portable, shall be an enclosed area designed to protect the generators from wind and missile impact. Air intakes and exhausts shall be designed and installed to meet the wind load and missile impact criteria. Generators hardened by the manufacturer to withstand the area's design wind and missile impact criteria shall be exempt from the enclosed area criteria requirement.

453.25.5.1 EHPA lighting. Emergency lighting shall be provided within the EHPA area, EHPA manager's office, toilet rooms, main electrical room and generator spaces and shall be at least 10 footcandles (100 lux) of general illumination, which can be reduced to ½ footcandle (5 lux) in the sleeping areas during the night.

453.25.5.2 Optional standby circuits. Additional nonlife safety systems, as defined by Chapter 27, NFPA 70 Article 702 (optional standby circuits), may be supplied power, if available, by the standby emergency power system. These systems shall be connected to the Standby Emergency Power System via an electrical subpanel to the Standby Electrical Power System's main electrical panel. This will allow selective or total load shedding of power if required. The fire alarm, emergency lighting and illuminated exit signs throughout the entire campus shall receive first priority to power provided by the Standby Emergency Power System per Chapter 27, NFPA 70 Article 700. The systems listed are not all encompassing but are in order of priority. Local officials may request additional non-life safety systems they deem necessary for health, welfare and safety of the public during occupancy:

1. Remainder of the school's campus security lighting (building and site).
2. Additional ventilation systems within the EHPA, including heat.
3. Intercom system.
4. Food storage equipment.
5. Additional electric receptacles, other than those required by Section 453.25.5.3.

453.25.5.3 Receptacle outlets. A minimum of four electrical outlets, served with power from the standby circuits, shall be provided in the EHPA manager's office.

453.25.6 Inspections. EHPAs shall be considered "threshold buildings" in accordance with Section 553.71(11), *Florida Statutes*, and shall comply with Sections 553.79(5), 553.79(7), and 553.79(8), *Florida Statutes*.

453.25.6.1 Construction of EHPAs shall be inspected during the construction process by certified building code inspectors or the design architect/engineer(s) certified pursuant to Part XII Chapter 468, *Florida Statutes* and threshold inspectors for compliance with applicable rules and laws.

453.25.6.2 The emergency electrical systems shall be inspected during the construction process by certified electrical inspector or Florida-registered professional engineers certified pursuant to Part XII Chapter 468, *Florida Statutes*, skilled in electrical design.

453.25.6.3 EHPAs shall be inspected and recertified for compliance with the structural requirements of this section every five years by a Florida-registered professional engineer skilled in structural design. If any structural system, as specified in this section, is damaged or replaced, the recertification shall be obtained prior to the beginning of the next hurricane season.

453.25.6.4 All shutter systems, roofs, overflow scuppers, and structural systems of EHPAs shall be inspected and maintained annually prior to hurricane season and after a major event. All emergency generators shall be inspected under load conditions including activation of the fire alarms, emergency lights as per applicable equipment codes and NFPA standards, and including mechanical systems and receptacles connected to the emergency power.