



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. *Application Information*

## CREATIVE LAND MANAGEMENT DEVELOPMENT MAJOR MASTER SITE PLAN, PHASING PLAN, PHASE 1 FINAL SITE PLAN

|                             |   |
|-----------------------------|---|
| Applicant:                  | Creative Land Management, LLC, Jason Pepitone     |
| Property Owner:             | Creative Land Management, LLC                     |
| Agent for the Applicant:    | The MilCor Group, Inc., Melissa G. Corbett, PE    |
| County Project Coordinator: | Paul Schilling, Growth Management Deputy Director |
| Growth Management Director: | Nicki van Vonno, AICP, Growth Management Director |
| Project Number:             | A040-015  |
| Record Number:              | DEV2018030003                                     |
| Report Number:              | 2019_0710_A040-015_DRT_Staff_FINAL.docx           |
| Application Received:       | 05/11/2018  |
| Transmitted:                | 05/15/2018  |
| Staff Report Issued:        | 07/05/2018  |
| Joint Workshop:             | 07/19/2018  |
| Resubmittal Received:       | 10/05/2018  |
| Transmitted:                | 10/05/2018  |
| Staff Report Issued:        | 12/14/2018  |
| Joint Workshop:             | 12/20/2018  |
| Resubmittal Received:       | 01/24/2019  |
| Transmitted:                | 01/25/2019  |
| Staff Report Issued:        | 03/19/2019  |
| Joint Workshop:             | 04/04/2019  |
| Resubmittal Received:       | 04/08/2019  |
| Transmitted:                | 04/10/2019  |
| Staff Report Issued:        | 07/10/2019  |
| LPA Hearing Date:           | 08/15/2019  |
| BCC Hearing Date:           | 08/27/2019  |

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### B. *Project description and analysis*

Creative Land Management, LLC, requests approval of a major development master site plan, phasing plan, and phase 1 final site plan for the proposed filling of an existing approximately 51-acre lake that was approved as a mining project on March 8, 2005, by the Board of County Commissioners via

Resolution 05-3.16. The project site consists of approximately 121.92 acres located on the west side of I-95 approximately 1.5 miles south of the I-95/SW Martin highway interchange in Palm City, and is proposed to be completed in three (3) phases. Included in this application is a request for a Certificate of Public Facilities Reservation.

The project site has a future land use designation of Agricultural and a zoning district of A-2, Agricultural District. It is located outside the Urban Services District and is proposed to be serviced during construction operations by the property owner via water coolers for potable drinking water and via port-o-let for sanitary services.

The existing mine was over-excavated both vertically and horizontally and did not complete the required reclamation. Code enforcement Case Number 16-0107262 was initiated and resolved through a Stipulation and Agreed Final Order that was executed December 14, 2016, and recorded in the Martin County Official Records Book 2896, Page 2800. The site is currently in compliance with the order.

The applicant is proposing to fill the entire lake using source-separated clean roofing materials and clean concrete from demolition sites in conformance with the Florida Department of Environmental Protection's definition of "Clean Debris" as set forth in Fla. Admin. Code Chapter 62-701.200. The applicant proposes to restore the site to the native agricultural pasture state. Also requested is the dedication of approximately 11.09 acres of land containing the upland and wetland preserve area to the County, along with a related release of the existing Unity of Title to accommodate the land dedication and record a new Unity of Title. The County will utilize the area to establish public access to the equestrian park adjacent to the south, known as Hawks Hammock, and will assume the preserve area maintenance responsibilities.

The applicant further proposes to request apportioned releases of the existing bond for the lake littoral plantings associated with the stipulated agreement for the site to undergo reclamation as each phase is completed.

### **C. Staff recommendation**

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

| <b>Section</b> | <b>Division or Department</b> | <b>Reviewer</b>   | <b>Phone</b> | <b>Assessment</b> |
|----------------|-------------------------------|-------------------|--------------|-------------------|
| F              | Comprehensive Plan            | Paul Schilling    | 288-5473     | Comply            |
| F              | ARDP                          | Samantha Lovelady | 288-5664     | N/A               |
| G              | Development Review            | Paul Schilling    | 288-5473     | Comply            |
| H              | Urban Design                  | Santiago Abasolo  | 288-5485     | N/A               |
| H              | Community Redevelopment       | Santiago Abasolo  | 288-5485     | N/A               |
| I              | Property Management           | Colleen Holmes    | 288-5794     | Comply            |
| J              | Environmental                 | Shawn McCarthy    | 288-5508     | Comply            |
| J              | Landscaping                   | Karen Sjoholm     | 288-5909     | Comply            |
| K              | Transportation                | Lukas Lambert     | 221-2300     | Comply            |
| L              | County Surveyor               | Tom Walker        | 288-5928     | N/A               |
| M              | Public Works                  | Michelle Cullum   | 288-5512     | Comply            |
| N              | Addressing                    | Emily Kohler      | 288-5692     | Comply            |
| N              | Electronic File Submission    | Emily Kohler      | 288-5692     | Comply            |
| O              | Water and Wastewater          | James Christ      | 320-3034     | Comply            |

|   |                            |                  |          |                |
|---|----------------------------|------------------|----------|----------------|
| O | Wellfields                 | James Christ     | 320-3034 | Comply         |
| P | Fire Prevention            | Doug Killane     | 288-5633 | Comply         |
| P | Emergency Management       | Dan Wouters      | 219-4942 | N/A            |
| Q | ADA                        | Michelle Cullum  | 288-5512 | N/A            |
| 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 | Reservation    |

Staff has reviewed this application for a master, phasing, and phase 1 final site plan of a major development, for compliance with the applicable goals, objectives and policies of the Martin County Comprehensive Growth Management Plan, the Martin County Land Development Regulations and the code. The staff determination is that this application is in compliance with these laws, ordinances and policies, standards and criteria. Staff recommends approval of this application for this major development order, master, phasing and phase 1 final site plan, subject to any conditions as identified in this report.

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

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), 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 Table 10.5.F.9., LDR, Martin County, Fla. (2019). This hearing has been scheduled for August 15, 2019.

The second public hearing shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019). This hearing has been scheduled for August 27, 2019.

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

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

Parcel number(s) and address:

303840000000000240

Unaddressed

Existing Zoning:

A-2, Agricultural

Future land use:

FLU-AG, Future Land Use Agricultural

Nearest major road:

Green Farm Road north to Martin Highway (CR 714)

Gross area of site:

122 acres



**Figure 1: Location Map**



**Figure 2: Subject Site 2019 Aerial**





**Figure 3: Subject Site 2019 Aerial with Site Plan Overlay**



Adjacent existing or proposed development:

|               |                                  |
|---------------|----------------------------------|
| To the north: | Vacant                           |
| To the south: | Partially Completed Sand Mine    |
| To the east:  | I-95 and Agricultural Ranchettes |
| To the west:  | Agricultural Ranchettes          |

**Figure 4: Local Area 2019 Aerial**



To the north: A-2, Agricultural  
 To the south: A-2, Agricultural  
 To the east: I-95 and A-2, Agricultural  
 To the west: A-2, Agricultural



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

**Findings of Compliance:**

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

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

**Findings of Compliance:**

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

**Additional Information:**

**Information #1:**

The development order shall be conditioned as follows:

1. An annual progress report shall be submitted to the PDS within 30 days of the anniversary date of the permit for all mining permits that have a duration of more than one year. The report shall be prepared by a Florida registered engineer, shall demonstrate that the permit criteria have been met to date and that the project is in compliance with all other applicable permits. The annual progress report shall include record ("as-built") drawings of all work done to the date of the report. MARTIN COUNTY, FLA., LDR SECTION 4.349. (2001)
2. A three-year performance bond/security is required to ensure that restoration of the excavation and/or fill or mining site shall be completed, including items such as, but not limited to, general clean-up, grading, and revegetation of the lake banks, littoral zones and upland transition zone. The amount of the security shall be approved by the County Engineer, and shall be based on 110 percent of a cost estimate prepared by a Florida registered engineer for the general clean-up, grading, and site restoration including the required littoral zone and upland plantings by an environmental professional. MARTIN COUNTY, FLA., LDR SECTION 4.350. (2001)
3. Within 30 days of the completion of the excavation and/or filling or mining, a Florida registered professional engineer, a Florida registered professional surveyor and mapper, or a Florida registered professional landscape architect shall certify that the excavation was constructed in substantial conformance with the plans and specifications approved by the county. A certification statement must also appear on the certification report. MARTIN COUNTY, FLA., LDR SECTION 4.351. (2001)
4. All disturbed mining/excavation areas shall be reclaimed, and reclamation shall begin immediately following excavation or each phase of excavation, whichever occurs first. All disturbed and reclaimed areas shall be planted or seeded with a permanent native ground cover to reduce the loss of topsoil due to water and wind erosion, to prevent the establishment of prohibited plant species and to provide adequate growing conditions for reclamation planting requirements. MARTIN COUNTY, FLA., LDR SECTION 4.348.C. (2001)
5. A hauling operations report and payment of associated hauling fees shall be submitted quarterly

to the County Public Works department. MARTIN COUNTY, FLA., LDR SECTION 4.343.C. (2001) See also Section M, Public Works.

**Information #2:**

Timetable Of Development - Master

The timetable of development for master site plans require all final site plans to be obtained no later than five years of Master site plan approval. MARTIN COUNTY, FLA., LDR, § 10.2.D.1.d. and § 5.32.

**Information #3:**

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.2.D.2.e. And § 5.32.

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

**Commercial Design**

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., SECTION 4.871.B. (2016)

**Community Redevelopment Area**

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

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

**Findings of Compliance:**

The Applicant has agreed to provide due diligence materials and convey property to the County for access to Hawk's Hammock Park.

**Information # 1:**

Title Commitment

The Applicant has prepared an Easement Release Agreement wherein the County agrees it will not use the Mutual Quit Claim Access Easement listed as a Schedule B-II #17 title exception and the property being conveyed to the County is released from the Mutual Quit Claim Access Easement. This Agreement will be presented to the Board of County Commissioners along with the Resolution accepting the property being conveyed to the County. The title company has agreed to delete the Schedule B-II # 17 title exception when the Easement Release Agreement is recorded.

The title commitment provided by the Applicant has been reviewed and approved.



**Information #2:**

Survey and Sketch and Legal Description:

The survey and sketch and legal description provided by the Applicant have been reviewed by the County Surveying Division and approved.

**Information #3:**

Phase I Environmental Site Assessment:

The Updated Phase I Environmental Site Assessment provided by the Applicant has been reviewed and approved.

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

**Environmental**

**Finding of Compliance:**

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

**Landscape**

**Findings of Compliance:**

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable land development regulations regarding landscaping. The applicant has proposed construction of the first phase of a project to fill an existing mining operation on property zoned agricultural. This is a permitted industrial use on the property.

The applicant has submitted landscape plans that provide for preservation and planting the equivalent of 1210 tree credits to document compliance with Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 1 tree shall be established for each 2500 sq. ft. of the total development area. The total area of this phase development site is 3,024,806 sq. ft. which requires the planting of 1210 trees. The applicant has proposed the preservation and planting of trees equivalent to the 1210 trees required; this includes preservation of 400 trees equivalent to 920 dbh and the planting of an additional 284 native trees.

In accordance with Section 3.80, Land Development Regulations, Martin County, FL (2015), mining operations are required to provide buffering to reduce impact when adjacent to a different land use. This property is adjacent to residential land use on the west and to demonstrate compliance has provided a 25 ft. minimum landscape buffer. Along all other property lines and to screen roadways from the proposed filling operation the applicant has proposed buffers that vary in width between 10 and 20 feet in width. These buffers shall consist of preserved native vegetation to be supplemented if existing vegetation does not meet opacity. In addition, approximately 21 acres of native vegetation not within a designated use area is proposed to be preserved as additional buffering and to prevent erosion. The applicant has submitted landscape plans that provide for the restoration all disturbed areas by establishment of native trees and the seeding of native wildflowers and grasses in accordance with supplier's recommendations.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

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

##### **Findings of Compliance:**

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

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

Staff has reviewed the Traffic Statement prepared by The MilCor Group Inc., dated February 2018. The MilCor Group Inc. stated that the site's maximum impact was assumed to be 18 directional trips during the peak hour. Staff finds that SR-714 is the recipient of a majority of the generated trips. The generalized service capacity of SR-714 where the site connects is 2000. The project impact is 0.9% of the maximum volume of that roadway.

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the accepted road facility) (Article 5, Division 1, Section 5.3).

#### ***L. Determination of compliance with county surveyor - Public Works 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 Public Works 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. (2016).

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

##### **Findings of Compliance:**

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of material hauled to the site is approximately 1,422,185 cubic yards of reclaimed material and 146,642 cubic yards of top soil; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management: The proposed activities associated with the proposed final site plan does not require stormwater management system nor creates an undue burden on surrounding properties; therefore, this application demonstrated compliance with Division 9.
3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant is not proposing to construct permanent structures with this application; therefore, compliance with Division 10 is not applicable.
4. Division 14 - Parking and Loading: The applicant is not proposing to construct parking lots on

this property with this application; therefore, compliance with Division 14 is not applicable.

5. Division 19- Roadway Design: The applicant is proposing to construct a 10-foot aggressive equestrian trail along the property frontage within the SW Green Farms lane right-of-way. No modifications are proposed to the existing site entrance; therefore, the proposed design meets the requirements in Division 19.

The Engineering Department finds this application in compliance provided the development order includes conditions for the following:

1. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.
2. A three-year performance bond/security and executed commitment is required to ensure that restoration of the excavation and/or fill or mining site shall be completed, including items such as, but not limited to, general clean-up, grading, and vegetation of the lake banks littoral zones, and upland transition zone. The amount of the security shall be approved by the County Engineer, and shall be based on 110 percent of a cost estimate prepared by a Florida registered Engineer of the general clean up, grading, and site restoration include in the required littoral zone and upland planting by an environmental professional. The guarantees for phased project may be bonded separately.

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

##### **Addressing**

##### **Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. The street name SW Green Farms Ln is existing and meets all addressing LDRs. An address will be assigned to this property upon approval of this site plan application in accordance with Section 4.770.D., Land Development Regulations, Martin County Fla. ([2014]).

##### **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 in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

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

##### **Water and Wastewater Service**

##### **Findings of Compliance:**

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



## Wellfield and Groundwater Protection

### Findings of Compliance:

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

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

## Fire Prevention

### Findings of Compliance:

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

### Additional Information:

#### Information #1:

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. [NFPA 1, 10.12.1.1] Martin County requires a minimum of 6 inch numbers visible from the road and contrasting from the structure.

The address will be required to be posted at the main entrance for emergency vehicle response.

#### Information #2:

The AHJ shall have the authority to:

Require fire department access be provided to gated subdivisions or developments through the use of an approved device or system [NFPA 1, Chapter 18, Section 2.2.2].

Requires an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. [NFPA 1, Chapter 18, Section 2.2.1].

Martin County Fire Rescue utilizes and required the Knox access system. You may contact [www.knoxbox.com](http://www.knoxbox.com) to order the Knox system.

A Knox padlock will be required for fire rescue access if a gate system is going to be utilized. Details are available at [www.knoxbox.com](http://www.knoxbox.com).

## Emergency Management

The applicant has indicated that residential use is not proposed as part of this project. Therefore, the Emergency Management Department was not required to review this application for hurricane

preparedness requirements.

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

**Findings of Compliance:**

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

Proposed commercial development is not subject to ADA review under Title III of the Americans with Disabilities Act unless providing public access/accommodations.

***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.

**Advisory Comment:**

Clarification is needed as to the intended use of the existing Limited Use Public Well and the onsite septic system. If the existing well and septic are to be abandoned, permits are required. If they are proposed to be used, an existing septic system approval permit, septic system operating permit and Limited Use well approval are required per 64E-6 FAC 2013 and 64E-8 FAC 2008 respectively. The well was previously classified as a Limited Use Public Well and would need to adhere to said standards of 64E-8.002 FAC 2008 and setbacks per 52-653.400(7) FAC 2012.

Please call Todd Reinhold or Nick Clifton with this office at (772) 221-4090.

**Martin County School Board**

The applicant has indicated that no residential use is proposed as part of this project. Therefore, the Martin County School Board was not required to review this application for the purposes of School concurrency evaluation.

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

**Review Ongoing**

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

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

Potable water facilities service provider – on-site

Findings - Comply

Source - Health Department Permit

Reference - see Section R of this staff report

Sanitary sewer facilities service provider – on-site

Findings - Comply

Source - Health Department Permit Required

Reference - see Section R of this staff report

Solid waste facilities

Findings - Comply

Source - Growth Management Department

Stormwater management facilities

Findings - Comply

Source - Public Works Department

Reference - see Section M of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings - Comply

Source - Public Works Department

Reference - see Section K of this staff report

Mass transit facilities

Findings – N/A

Source - Public Works Department

Reference - see Section M of this staff report

Public safety facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section P of this staff report

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

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

Approval of the development order is conditioned upon the applicant's submittal of all required post approval documents and fees pursuant to Ordinance 1100, Martin County, Fla. (2019).



## V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to Martin County, prior to scheduling the pre-construction meeting.

### Item #1:

#### STORMWATER MGMT PERMITS

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

1. FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities
2. South Florida Water Management District (SFWMD) Environmental Resource Permit

## 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: | \$12,000.00        | \$12,000.00         | \$0.00          |
| Site Inspection fees:    | \$4,000.00         | \$0.00              | \$4,000.00      |
| Advertising fees*:       | TBD                |                     |                 |
| Recording fees**:        | TBD                |                     |                 |
| 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.

\*\*\* Required at building permit.

## X. General application information

Applicant: Creative Land Management, LLC  
 Jason Pepitone  
 785 NE 33<sup>rd</sup> Street  
 Boca Raton, FL 33431  
 954-574-1311

Agent: The MilCor Group, Inc.  
 Melissa G. Corbett, PE  
 6526 S. Kanner Highway #236  
 Stuart, FL 34997  
 772-223-8850

## 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***