



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## A. Application Information

### THE RESERVE AT JENSEN BEACH (F/K/A SAVANNAH APARTMENTS) REVISED MASTER/FINAL SITE PLAN

Applicant:	Jensen CAP Investments, LLC
Property Owner:	Jensen CAP Investments, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	S185-012
Record Number:	DEV2018080017
Report Number:	2020_0630_S185-012_Staff_Final.docx
Application Received:	09/20/2018
Transmitted:	09/25/2018
Staff Report Issued:	11/21/2018
Joint Workshop:	12/06/2018
Resubmittal Received:	06/19/2019
Transmitted:	06/20/2019
Staff Report Issued:	08/19/2019
Joint Workshop:	08/29/2019
Resubmittal Received:	12/11/2019
Transmitted:	12/11/2019
Date of Report:	02/18/2020
Resubmittal Received:	04/02/2020
Transmitted:	04/02/2020
Date Of Report:	06/30/2020

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## B. Project description and analysis

This is an application for a residential, major development, master/final site plan. The applicant is proposing the development of multi-family residential apartments consisting of 197 units within nine, 3-story buildings, including a clubhouse/pool amenity, supporting infrastructure, and upland preserve on approximately 23 acres, resulting in a total gross residential density of 8.56 units per acre. The subject site consists of three parcels located on the east side of NE Savannah Road between NE Coy Senda and NE Business Park Place in Jensen Beach. The project spans an area between NE Savannah Road on the west

and the FEC Railroad right-of-way on the east, includes a portion of Warner Creek, is primarily undeveloped, and contains rare and unique upland habitat.

A master site plan was approved for the site for a multi-family development of apartments on October 23, 2012, via Resolution # 12-10.27 (OR Bk 2618 Pg 1514). No application was submitted for a final site plan approval and the project did not build-out. The master site plan approval timetable was extended by multiple applicable State extensions and currently requires a final site plan approval by April 24, 2021, and completion of construction by April 24, 2022. Pre-application workshops were held in 2015, 2017, and 2018, at the applicant's request to assist in the development of a final site plan and application to be in conformance with the current applicable requirements of the Comprehensive Growth Management Plan, Land Development Regulations, and County Codes.

The project site has a split land use designation and split zoning. The two parcels with frontage on NE Savannah Road are designated for Commercial Office/Residential (COR) future land use and have COR-2, Commercial Office/Residential, zoning. The rear parcel that abuts the FEC railway right-of-way is designated for Medium Density Residential future land use and has RM-8, Medium Density Residential District, zoning. The project will be required to demonstrate compliance with the development standards for each zoning and land use, for portions located within those specific parcels.

In addition to the zoning standards, the application will be required to comply with the standards and Comprehensive Plan policies governing residential development. The project is located within the Primary Urban Services District, proposes access via NE Savannah Road and will be serviced by Martin County Utilities for water and wastewater.

As part of the approval for the development, the applicant has agreed to fund the construction of a four way roundabout at the intersection of NE Savannah Road and NE Coy Senda. Transportation impact fees generated by the project and private funds will be used to construct the intersection.

### ***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	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	Done
G	Development Review	Peter Walden	219-4923	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 Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	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	Michele Jones	219-4942	Comply
Q	ADA	Michelle Cullum	288-5512	Comply
R	Health Department	Todd Reinhold	221-4090	Comply
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

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

This application meets the threshold criteria for a major development, revised final site plan pursuant to Section 10.15.C.4.a., LDR, Martin County, Fla. (2019).

Pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019), this application shall be considered for final action by the Board of County Commissioners at a public meeting.

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

The applicant addressed the non-compliance findings from the staff report dated, February 18, 2020 with its resubmittal dated April 2, 2020. The previous staff reports, and resubmittals are incorporated herein by reference. 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: 273741007000001500, 273741007000001610, 273741005000000200

Existing Zoning: COR-2, Commercial Office/Residential District

Existing Zoning: RM-8, Medium Density Residential District

Future land use: COR, Commercial Office/Residential Future Land Use

Future land use: Medium Density Residential 8/Acre



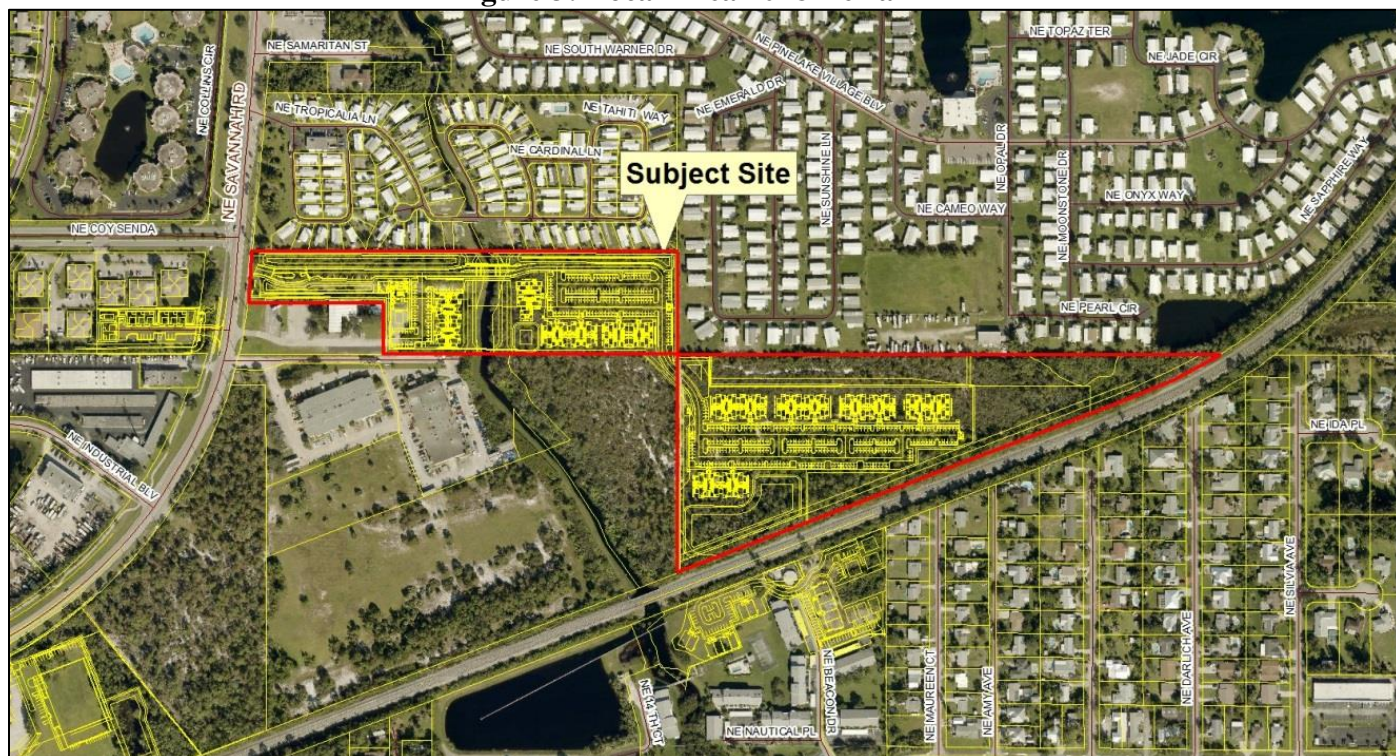
**Subject Site**

NE CARDINAL LN  
NE FOREST CT  
NE SUNSHINE LN  
NE CAMEO WAY  
NE OPAL DR  
NE MOONSTONE DR  
NE ONYX WAY  
NE SAPPHIRE WAY  
NE PEARL CIR  
NE DEACON DR  
NE DARLUCH AVE

To the north:	Single Family Residential (Tropical Acres, Mobile Home Park)
To the south:	Institutional (Veterans), Undeveloped, Railroad ROW
To the east:	Single Family Residential (Pinelake Village Mobile Home Park)
To the west:	Institutional (Veterans), Undeveloped, Roadway ROW



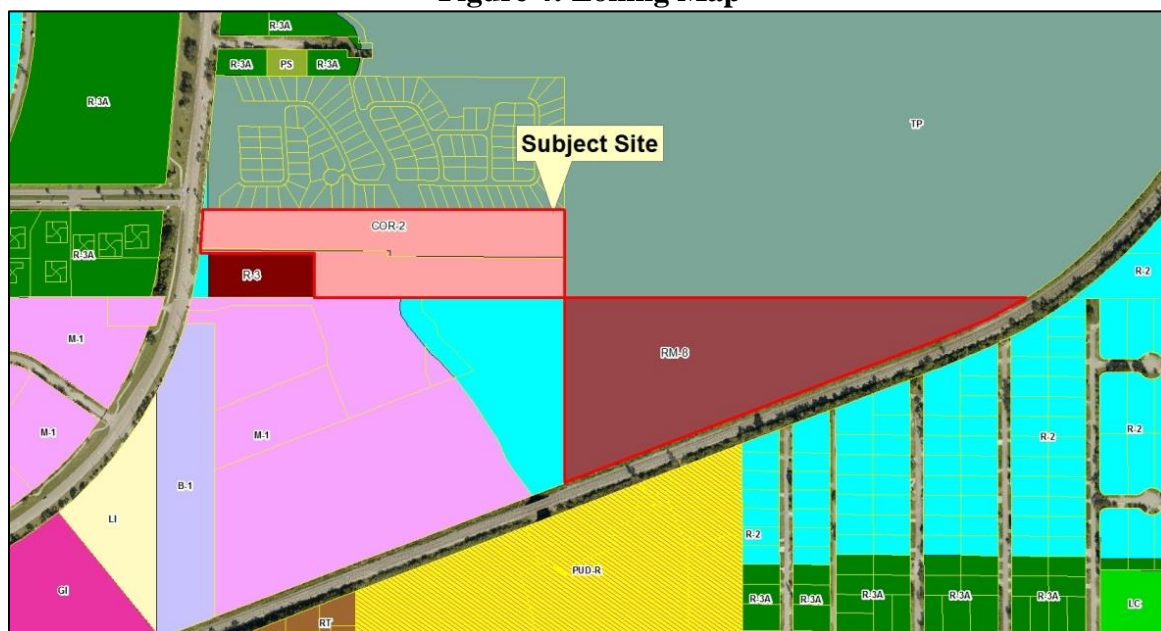
### Figure 3: Local Area 2018 Aerial



Zoning district designations of abutting properties:

To the north: TP, Mobile Home Park District  
 To the south: M-1, Industrial District; R-3 R-2, Single Family Residential Districts  
 To the east: TP, Mobile Home Park District  
 To the west: M-1, Industrial District; R-3 R-2, Single Family Residential Districts

### Figure 4: Zoning Map



Future land use designations of abutting properties:

To the north: Mobile Home

[illegible]

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1.A.1., states: "The County's existing Land Development Regulations shall be revised to conform to all guidelines and standards contained in this Plan and will:

- Staff has reviewed this application and finds that that it complies with the LDR, as detailed

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

**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. There are no unresolved land use, zoning or procedural requirements issues associated with this application.

**Additional Information:**

**Information #1:** Inspection fees of \$4,000.00 for infrastructure CO subphases will be levied for each proposed phase.

**Information #1:**

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

**Information #2:**

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.1., 5.32

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

**Commercial Design**



The proposed project is Residential. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR 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 – Engineering Department***

It has been determined that the Applicant needs to convey 7.5 feet of right of way for NE Savannah Road to the County.

In addition, the Applicant has requested that the County convey the 45 foot strip of land over the Applicant's property that was conveyed to the County in 1980 in exchange for a blanket Utility, Drainage, Access and Maintenance Easement from Savannah Road to approximately 40 feet east of Warner Creek. This exchange will need to go to the Board of County Commissioners for approval.

The following due diligence materials need to be provided by the Applicant:

#### **Item 1: TITLE COMMITMENT - for the 7.5 foot right-of-way:**

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

#### **Item 2: OWNERSHIP AND ENBUMBRANCE REPORT - for the blanket Utility, Drainage, Access and Maintenance Easement**

#### **Item 3: SURVEY – SKETCH AND LEGAL DESCRIPTION - for the 7.5 foot right of way (sketch and legal description only for the blanket Utility, Drainage, Access and Maintenance Easement).**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.



4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

**Item 3: ENVIRONMENTAL SITE ASSESSMENT - for the 7.5 foot right of way**

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

**NOTE:** Applicant has complied with this item.

***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 Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a 197 unit multi-family residential development. The applicant has submitted landscape plans that provide 5.97 acres of landscape area which equates to 26% of the development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. Section 4.663.B., Land Development Regulations, Martin County, Fla. (2013).

Surrounding land use to the south and west varies and has the requirement for either ½ of a Type 3 or Type 4 buffers. On the north adjacent to the mobile home park a Type 1 buffer is required. These buffers been provided.

Wherever new residential dwelling units are proposed to be located along any railroad right-of-way, excluding Community Redevelopment Overlay Districts, a Type 5 bufferyard shall be required to screen the view of the dwelling units from the railroad right-of-way [Section 4.663.B.3., LDR]. This project has frontage along a railroad therefore a Type 5 buffer is required and has been provided partially by a 30 foot all native buffer and the balance by upland preserve.

Section 4.666.E. Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. To meet this requirement the applicant has submitted Landscape and Construction Plans to provide for preservation of pines and oaks within the proposed landscape buffers. The applicant has submitted plans that remove 103 protected trees and preserves 12 trees that are located in buffer areas.

To demonstrate compliance with Section 4.663.E.1. Land Development Regulations, Martin County, Fla. (2013) the applicant has proposed that the stormwater retention area adjacent to the on-site preserve be planted with native grasses and trees.

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.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

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

## 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 Captec Engineering, Inc., dated June 2019. Captec Engineering, Inc. stated that the site's maximum impact was assumed to be 53 directional trips during the PM peak hour. Staff finds that NE Savannah Road is the recipient of a majority of the generated trips. The generalized service capacity of NE Savannah Road is 880. The project impact is 3.07% of the maximum volume of that roadway. NE Savannah Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2022).

#### ***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***

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

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management:
  1. The applicant has demonstrated the proposed development discharge rate is lower than the allowable discharge rate for the project and that flows from the development to the west will be adequately passed through the project via a series of interconnected storm culverts. Final discharge will be to the Warner Creek/
  2. The applicant is proposing the minimum finished floor elevation be set above the predicted elevation of stormwater that will stage within the development after a 100-year storm having a three-day duration and without any discharge from the development.
  3. The applicant is proposing the minimum edge of roadway elevation be set above the predicted elevation of stormwater that will stage within the development after a 10-year storm having a one-day duration.
  4. The applicant has demonstrated that the system provides 125% additional water quality criteria for dry detention systems a, recovers half of the water quality volume between 24 hours and 5 days, and recovers 90% of the entire volume within 12 days after the storm event.
  5. Thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.



3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking design requirements set forth in Division 14.
5. Division 19- Roadway Design: The applicant has provided construction plans for a proposed roundabout on NE Savannah Road at NE Coy Senda and the entrance of this project. The proposed design meets the requirements in Division 19 and is accepted by the County Engineer.

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

1. The [APPLICANT/OWNER] shall pay the sum of \$740,000 (Payment) within 60 days of the Final Site Plan approval of The Reserves at Savannah for the roundabout at the project entrance on NE Savannah Road. This represents 110% of the probable cost to construct the roundabout (including landscape, hardscape, and streetlights) as accepted by the County Engineer. This contribution includes a \$526,367 pre-payment of the project's transportation impact fees and an additional \$213,633 necessary to complete the construction of the roundabout. The County agrees to use the Payment to fund the construction of the roundabout as part of its Capital Improvement Plan.

The County further agrees to request bids from qualified contractors as soon as practicable after receipt of the payment. The County will notify the [APPLICANT/OWNER] of the lowest responsive bid (Bid) within five business days of the opening of the responses to the request for bid. Should the Bid be less than amount of the Payment, the County will proceed with awarding the Bid and initiating construction. Should the Bid be more than the amount of the Payment, the County will include a demand for the excess payment within 30 days so that the County may proceed with awarding the bid and initiate construction. Failure of the [APPLICANT/OWNER] to submit the excess payment within 30 days will cause the County to hold the scheduling of the pre-construction meeting for the roundabout until such excess payment is made.

The County will notify the [APPLICANT/OWNER] of the final cost to complete the construction of the roundabout within fifteen business days of the County's acceptance of completion. Should the final cost of construction be less than the Total Payment, the County will include a return of the unused funds to the [OWNER/APPLICANT] with the notification.

1. The [APPLICANT/OWNER] shall maintain the banks of Warner Creek located within the limits of the project boundary. A Maintenance Agreement shall be executed by the applicant and submitted to the County within sixty (60) days of final site plan approval.
2. Upon sixty (60) days of final site plan approval, a final design of the proposed bridge shall be provided. The final design must be a full set of construction plans signed and sealed by a Professional Engineer licensed in the State of Florida. The construction plans must include but not be limited to, the design of the wing walls, bridge abutments, guardrails, etc. and be consistent with the approved construction plans for the final site plan.
3. 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.

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

**Addressing**

**Findings of Compliance:**

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

**Electronic File Submittal**

**Findings of Compliance:**

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019).

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, Article 4, Division 6 and 7, (2016)]

**Wellfield and Groundwater Protection**

**Findings of Compliance:**

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

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

**Fire Prevention**

**Findings of Compliance:**

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

### **Emergency Preparedness**

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

The Emergency Management Agency staff has reviewed this development application for compliance with applicable statutes and ordinances. The applicant has provided a Hurricane Action Plan for the project. Emergency Management has determined that it is in compliance with the applicable standards and restrictions of the Land Development Regulations. This agency recommends approval of the application.

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

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

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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

### **Martin County Health Department**

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

The project 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:**

##### **Information #1:**

##### **Community Pool Facility**

Prior to a community pool being constructed, an application must be submitted and approved by the FL-DOH per Chapter 64E-9 FAC. This includes submittal of construction plans to this office prior to submittal to the building department. If you have any questions, please call Todd Reinhold or Nick Clifton with this office at (772) 221-4090.

### **Martin County School Board**

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

The School Board staff has reviewed this application for compliance with Florida Statutes, Martin County code and School Board Policy and has no objection to this application.



# Martin County School District CIP

## School Concurrency Determination

**Project: The Reserve at Jensen Beach****Date Received:** 7/20/2020**Project #:** S185-012 – Revised Master and Final Site Plan**Owner/Applicant:** Savannah Investments, LLC and Davelu, LLC**Location:** Between Savannah Rd. & the FEC R.R. in Jensen Beach, across from NE Coy Senda Rd.**Planned Project Units: 197 Project Unit Yield by Type of School**

School Type	Rate	Students
Elementary:	.094	19
Middle School:	.053	10
High School:	.067	13
<b>SGR =</b>	<b>.214</b>	<b>42</b>

Concurrency Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
<b>NORTH CSA SCHOOLS</b>	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	OCTOBER STUDENT ENROLLMENT	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE CAPACITY (C - G)
<b>Elementary</b>								
Felix Williams Elem	706	0	706	604	43	0	561	145
Jensen Beach Elem	673	0	673	599	53	19	527	146
Total	1378	0	1378	1203	96		1088	290
<b>Middle</b>								
No Middle School								
Stuart Middle	1159	0	1159	875	51	10	814	345
<b>High</b>								
Jensen Beach High	1914	0	1914	1481	81	13	1387	527

**Concurrency Availability:** Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity does exist to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

**School Capacity:** This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final approval from the Martin County Growth Management Department. This concurrency reservation shall expire **three (3)** years from the date of issuance of this concurrency determination.

**Comments:** This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units.

**Letter of No Objection w/Conditions:** At this time we can provide a ***letter of no objection*** with the following conditions:

1. None.

**School District Contact:** Kimberly Everman, Capital Planner/Project Specialist **Date Issued:** 7/21/2020

**Telephone:** 772- 219-1200, Ext.30220 **E-Mail:** [evermak@martinschools.org](mailto:evermak@martinschools.org)

***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 Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities

Service provider - Martin County

Findings – In place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider - Martin County

Findings – In place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Positive evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – Positive evaluation

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings - Comply

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 post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

**Item #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. Submit a copy of the Post Approval Requirements 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:**

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:**

If there has been a property title transfer since the approval, provide an original of the Unity of Title, executed by the new property owner, consistent with the County approved format. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

**Item #7:**



Original of the construction schedule.

**Item #8:**

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 #9:**

Original 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 #10:**

One (1) copy of the documents verifying that the access easement has been adequately dedicated and recorded in the public records of Martin County.

**Item #11:**

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #12:**

One (1) 24" x 36" copy of the approved site plan.

**Item #13:**

The original executed surety in the amount of 110% of the certified removal cost for the tower and all associated improvements.

**Item #14:**

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

***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.

***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
Inspection fees:	\$12,000.00	\$12,000.00	
Advertising fees*:	TBD		
Recording 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: Jensen CAP Investments, LLC  
105 Foulk Road  
Wilmington DE 19803

Agent: Lucido and Associates  
Morris A. Crady  
701 SE Ocean Blvd.  
Stuart, FL 34994  
772-220-2100

## **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**