



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

TRADEWINDS OF HOBE SOUND MAJOR FINAL SITE PLAN

Applicant:	Laurel Lane Holdings, LLC
Property Owner:	Laurel Lane Holdings, LLC
Agent for the Applicant:	Michael Dooley
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	A046-009
Application Type and Number:	DEV2020050010
Report Number:	2020_0209_A046-009_Staff_Report_Final
Application Received:	06/09/2020
Transmitted:	06/09/2020
Date of Report:	07/13/2020
Resubmittal Received:	11/10/2020
Transmitted:	11/10/2020
Date of Report:	12/10/2020
Resubmittal Received:	12/30/2020
Transmitted:	01/04/2021
Date of Report:	01/19/2021
Revised Report:	02/09/2021
LPA Hearing Date:	02/18/2021
BCC Hearing Date:	03/09/2021

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B. Project description and analysis

Request for a major final site plan for the development of a 177 multi-family unit townhouse development of an undeveloped approximate 12.8 acre parcel located on the east side of SE Federal Highway about one mile south of SE Osprey Street in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

The zoning district designation for the property is RM-10 with a future land use of high density. The RM-10 zoning district permits multi-family residential development up to 10 units per acre. However, Policy 4.13.7.(5) allows a maximum of 15 units per acre contingent on the commitment to provide affordable

housing as defined in Chapter 2 of the Comprehensive Growth Management Plan (CGMP). The resulting residential density of the development is 13.81 units per acre.

The project will provide additional open road access from SE Federal Highway to SE Dixie by improving and opening an existing platted right-of-way bordering the south side of the property. Proposed preserve areas contain rare and unique habitat that account for approximately 25% of the development. Storm water management is proposed via on-site dry detention areas and exfiltration trenches. Proposed amenities for the development include a club house, gym, swimming pool and dog park.

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	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
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	Ellen MacArthur	221-1334	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	288-5418	N/A
M	Engineering	Stephanie Piche	223-4858	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	419-5396	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Stephanie Piche	223-4858	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	Comply
S	County Attorney	Krista Storey	288-5923	N/A
T	Adequate Public Facilities	Peter Walden	219-4923	Pending

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D. Review Board action

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board

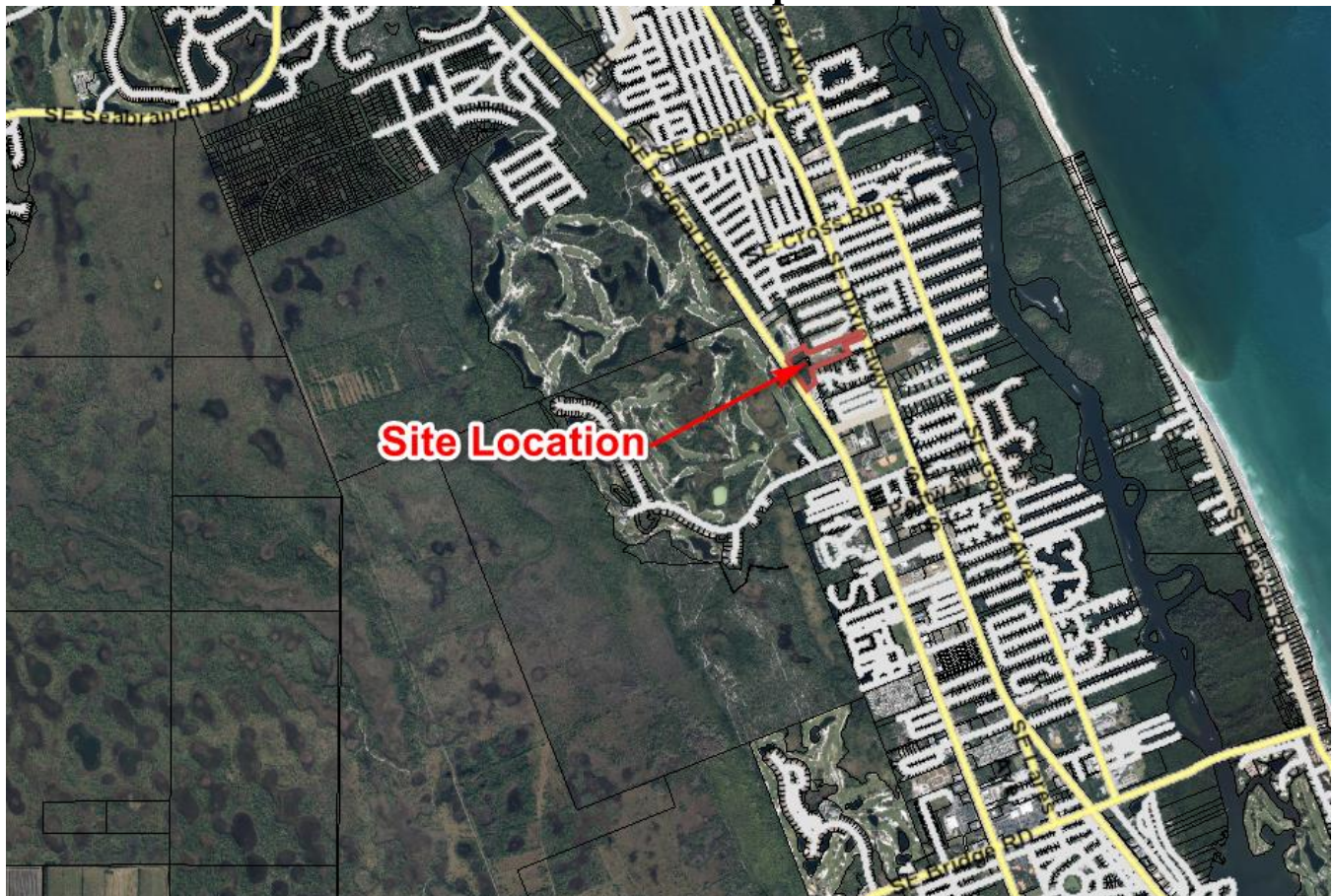
of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

The applicant addressed the non-compliance findings from the staff report dated December 10, 2020 with its resubmittal dated December 30, 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:	34-38-42-061-000-00031-0 34-38-42-061-000-00020-3 34-38-42-000-103-00020-9
Existing Zoning:	RM-10
Future land use:	High Density
Commission district:	3

Location Map



Aerial



Zoning Atlas Excerpt



Land Use Map Excerpt



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

High Density Residential development. The High Density Residential development designation is reserved for land near employment centers in the core of the Primary Urban Service District. The maximum density is 10 units per gross acre. However, sites shall be approved for a maximum of 15 units per gross acre, assuming compliance with all of the following criteria:

- (a) The development commits to providing affordable housing to eligible households as defined by Chapter 2 Overall Goals and Definitions;
 - (b) The site shares a common zoning district boundary with a Commercial or Industrial district or a Medium Density or High Density Residential area as reflected on the Zoning Atlas or FLUM;
 - (c) The site is or can be served by a full complement of urban services including water and wastewater service from a regional public utility;
 - (d) The applicant provides a significant open space buffer, natural landscape (including a landscaped berm where appropriate), plant material and/or an aesthetic wall or fence to effectively shield the residential use from any existing or potential adjacent nonresidential use or from any single-family use.
- In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential development, maintain compatibility with it and provide equitable treatment of lands with similar characteristics. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

Item #1:

Generic Comp Plan Compliance-GMD

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved.

Martin County, Fla., CGMP, § 1.3

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:

Item #1: The Workforce housing criteria is still under review and final documentation will require review by the County.

Item #2: Land 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 § 4.37

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

Commercial Design

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

Community Redevelopment Area

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

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

The applicant is to provide land dedication documents required for the right of way and corner clip - dedication of right of way on both sides of SE Eagle Avenue and a 25 foot corner clip at the corner of SE Eagle Avenue and SE Kimberly Way pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010).

TITLE COMMITMENT

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.

Note: The applicant has complied with this requirement.

SURVEY – SKETCH AND LEGAL DESCRIPTION

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.

Note: The applicant submitted the sketch & legal on January 13, 2021 and it has been reviewed by County staff. Awaiting final signed/sealed documents from surveyor.

ENVIRONMENTAL SITE ASSESSMENT

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: The applicant has complied with this requirement.

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.

Landscaping

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 177 unit multi-family development. The applicant has submitted landscape plans that provide 3.48 acres of landscape area which equates to 27.2% 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.

Section 4.663.A.3.a. Land Development Regulations, Martin County, Fla. (2013) requires that all multi-family developments provide at least one tree per 1,500 sq. ft. of site area, a minimum of 276 trees for the 414,283 sq.ft. development area. To demonstrate compliance the applicant has proposed the planting of 322 trees and 196 palms credited at @3:1 ratio..

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Adjacent land use along most of the south property line consists of single family residential use and requires a Type 1 buffer; this buffer has been provided along Kimberly Way. A Type 3 buffer is required along the western portion of this property line where adjacent to general commercial land use. This requirement is being satisfied with a proposed upland preserve. Required buffers along the north property line are also being satisfied with upland preserve areas. Section 4.663.B.1.a, Land Development Regulations, Martin County, Fla. (2013).

Wherever new residential dwelling units are proposed to be located along any minor or major arterial road, excluding Community Redevelopment Overlay Districts, a Type 5 bufferyard shall be required to screen the view of the dwelling units from the street Section 4.663.B.2., Land Development Regulations, Martin County, Fla. (2013).). The project is adjacent to Federal Highway/US 1 a major arterial road and a Type 5 Buffer is required along the west property line. This buffer can be reduced to a 30-foot-width when 100 percent of such vegetation is made up of native plants. This project has proposed to utilize this reduced width variation and is utilizing 100% native species within this buffer.

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

While this project is a comply for landscape requirements, there are several conflicts between utilities and parking lot island tree plantings; 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 The MilCor Group, Inc, dated April 2020. The MilCor Group, Inc. stated that the site's maximum impact was assumed to be 47 directional trips during the AM peak hour. Staff finds that SE Federal Highway is the recipient of a majority of the generated trips. The generalized service capacity of SE Federal Highway is 2000. The project impact is 2.37% of the maximum volume of that roadway. SE Federal Highway 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

N/A

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. 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 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR §10.1.F

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

Compliance with Adequate Public Facilities Ordinance:

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

Findings of Compliance:

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

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the excavation of 3,340 cubic yards is proposed; therefore, a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$701.40 shall be paid within sixty (60) calendar days of the project approval. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development will include full on -site retention the 100-year 3-day storm event. The applicant proposed a stormwater system consisting of exfiltration trenches and dry retention areas. The applicant demonstrated the water quality volume is being met in the proposed stormwater system; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: The proposed finish floor elevations are above 100-year, 3-day zero discharge storm stage elevation; therefore, the applicant demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19- Roadway Design: The applicant is not proposing to make modifications to SR-5, SE Kimberly Way, or SE Dixie Highway. The applicant demonstrated compliance with Division 19 with the design of the proposed driveway connections.

Development Order Conditions:

1. The applicant is proposing to haul 3,340 cubic yards from the site. A hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$701.40 shall be paid within sixty (60) calendar days of the project approval

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. (2020).

Electronic Files

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

Finding of Compliance;

The Fire Prevention Bureau finds this submittal 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.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements – Public Works Department

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

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

Martin County School District CIP

School Concurrency Determination

Project: Tradewinds at Hobe Sound – Final Site Plan**Date Received:** June 9, 2020**Project #: A046-009, Major Final, (Round 1)****Owner/Applicant:** Laurel Lane Holdings LLC/ Michael Dooley**Location:** 2 Miles N. of Bridge Rd. on East side of US1 in Hobe Sound**Planned Project Units: 176 MF + 1 SF = 177 Total Units Project Unit Yield by Type of School**

School Type	Rate	Students
Elementary:	.098	18
Middle School:	.053	9
High School:	.070	12
SGR =	.221	39

Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
SOUTH CSA SCHOOLS	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)
Elementary								
Crystal Lake Elem	649	0	649	512	1		511	138
Hobe Sound Elem	675	0	675	566	28	18	520	155
Seawind Elem	675	0	675	586	34		552	123
Total	1999	0	1999	1664	63		1583	416
Middle								
Anderson Middle	1150	0	1150	1106	28		1078	72
Murray Middle	859	0	859	663	25	9	629	230
Total	2009	0	2009	1769	53		1707	302
High								
South Fork High	2138	0	2138	1898	61	12	1825	313

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 currently exists at all grade levels 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- Projects Specialist **Date Issued:** 6/30/2020

Telephone: 772- 219-1200, Ext.30220

E-Mail: evermak@martin.k12.fl.us

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 – SMRU

Findings – in place

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 – SMRU

Findings – positive evaluation

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 – positive evaluation

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)

positive evaluation

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.

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:

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 #4:

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 #5:

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 #6:

One (1) Copy 24" x 36" of the Construction drawings. (rolled)

Item #7:

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

Item #8:

One (1) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida. (rolled)

Item #9:

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 #10:

Original of the construction schedule.

Item #11:

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 #12:

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 #13:

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.

Item #15:

One (1) blank flash/thumb drive for digital file recording.

V. Local, State, and Federal Permits

Permits

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

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

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:	\$4,000.00		\$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: Laurel Lane Holdings, LLC
Michael Dooley
404 South Beach Road
Hobe Sound, FL 33455

Agent: Same as Above

Engineer: The Milcore Group
Melissa Corbett, P.E.
10975 SE Federal Highway
Hobe Sound, FL 33455

Land Planner: McCarty & Associates Land Planning and Design
Mike McCarty
309 SE Ocoola Street, Suite 104
Stuart, FL 34994

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