



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

PALM PIKE CROSSING MASTER SITE PLAN AND PHASE 1 FINAL SITE PLAN

Applicant:	Palm Pike Crossing, LLC & Palm City Wagas VII, LLC
Property Owner:	Palm Pike Crossing, LLC & Palm City Wagas VII, LLC
Agent for the Applicant:	Brandon Ullmer, P.E.
County Project Coordinator:	Matt Stahley, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	P175-001
Application Type and Number:	DEV2019090005
Report Number:	2020_0310_P175-001_DRT_Staff_Final
Application Received:	12/13/2019
Transmitted:	12/13/2019
Date of Staff Report:	02/18/2020
Resubmittal Received:	04/27/2020
Transmitted:	04/29/2020
Date of Staff Report:	06/29/2020
Resubmittal Received:	08/28/2020
Transmitted:	08/28/2020
Date of Staff Report:	10/27/2020
Resubmittal Received:	12/10/2020
Transmitted:	12/10/2020
Additional Materials Requested:	02/05/2021
Additional Materials Received:	03/09/2021
Date of Report:	03/10/2021

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B. Project description and analysis

This application is a request for approval of a master site plan, phasing plan, and phase 1 final site plan. Phase 1 includes a gas station, retail store, and associated infrastructure for the entire project. There are a total of five lots proposed to be developed in four phases. The undeveloped subject property is approximately 27.5 acres and located south of Martin Highway (CR 714) between the Turnpike and High Meadow Avenue (CR 713) in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

The entire subject property is zoned LI, Limited Industrial district with a future land use designation of Industrial. The current LI zoning district allows for the proposed convenience store with gas station and retail uses.

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	Matt Stahley	320-3047	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Matt Stahley	320-3047	Comply
H	Urban Design	Santiago Abasolo	288-5485	Comply
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	288-5928	N/A
M	Engineering	Stephanie Piche	288-5416	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	219-4941	N/A
Q	ADA	Stephanie Piche	288-5416	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5923	Review Ongoing
T	Adequate Public Facilities	Matt Stahley	320-3047	Comply

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.

Pursuant to Section 10.1.F, 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 has addressed the requested non-compliance findings requested on February 5, 2021 with the response dated March 9, 2021. 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

Located south of Martin Highway (CR 714) between the Turnpike and High Meadow Avenue (CR 713) in Palm City.

Parcel number(s) and address:

24-38-40-000-007-00001-0	No Address
24-38-40-000-007-00000-1	No Address
24-38-40-000-010-00000-5	No Address
24-38-40-000-011-00000-3	No Address

Existing Zoning:	LI, Limited Industrial
Future land use:	Industrial
Commission district:	5
Municipal taxing district:	5005
Urban services district:	Primary

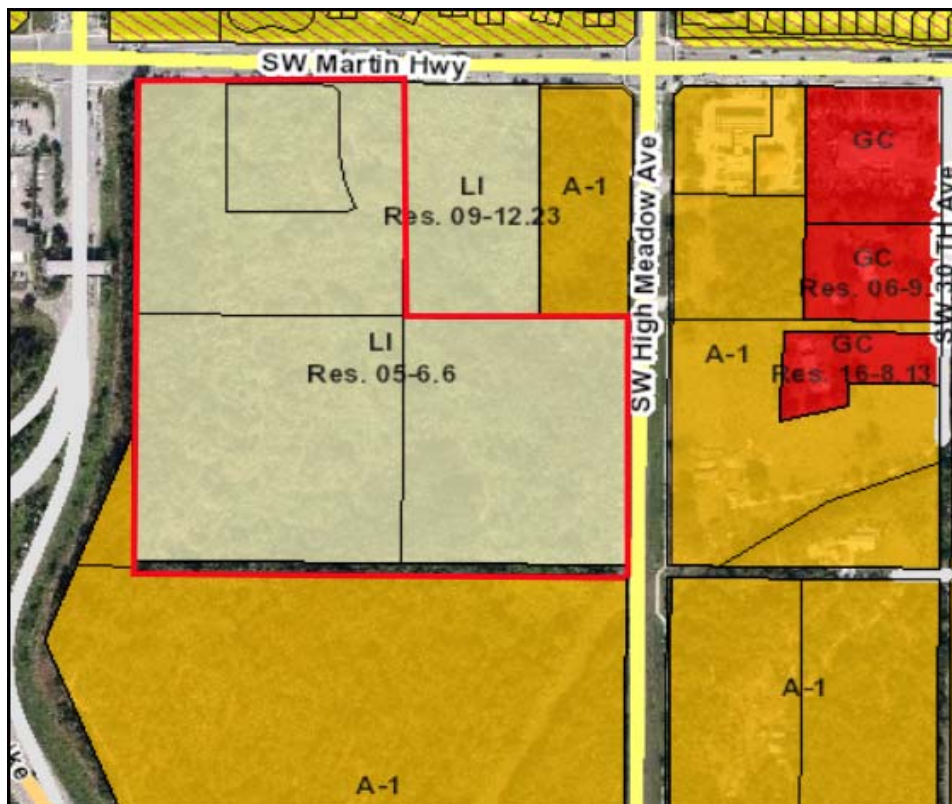
LOCATION MAP



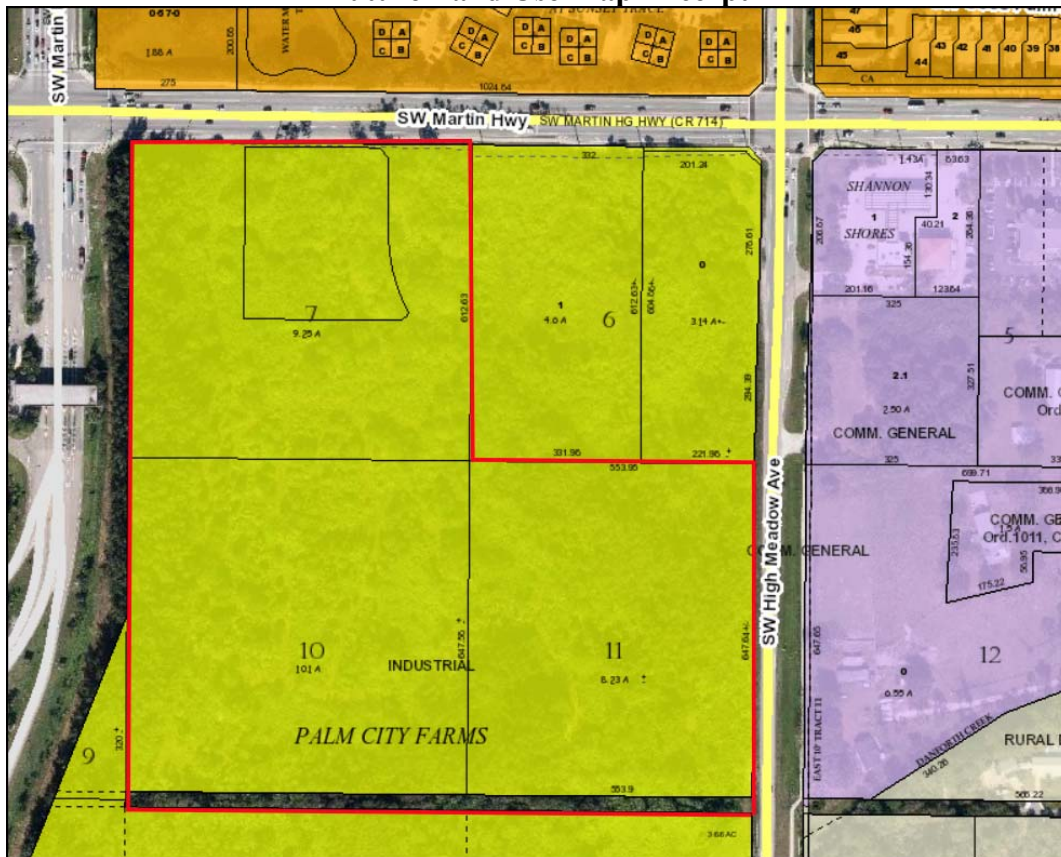
Aerial



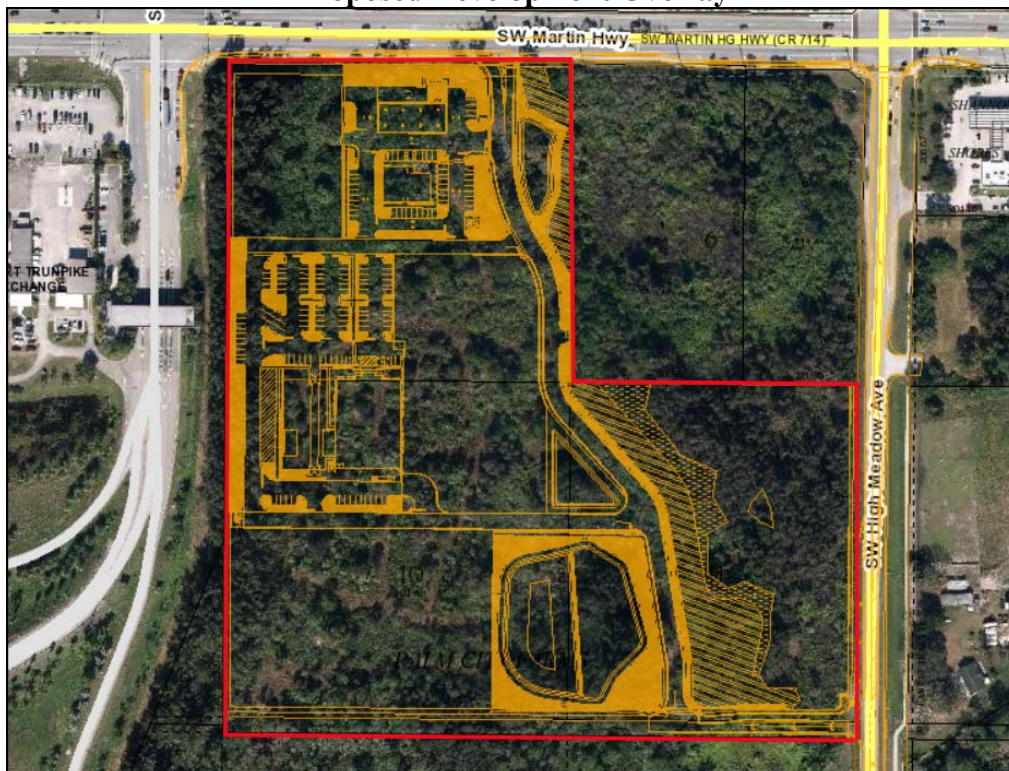
Zoning Map Excerpt



Future Land Use Map Excerpt



Proposed Development Overlay



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

Findings of Compliance:

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

- (1) Regulate the use of land and water consistent with this element and the FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Fish and Wildlife Conservation Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;
- (10) Include provisions for the transfer of development rights to:
 - (a) Protect environmentally sensitive areas and/or historic resources; and
 - (b) Specify those receiving zones in the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

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

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

Findings of Compliance:

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

Additional Information:

Information #1:

Timetable Of Development – Final Site Plan

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 SECTION 10.2.D.2.e. (2019)

Information #2:

Timetable Of Development – Master Site Plan

All final site plan approvals for a multi-phase development shall be obtained no later than five years after the date of the master site plan approval, provided that no certificate of public facilities reservation was issued with the master site plan approval. MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d. and 5.32. (2019)

Information #3:

Notice(s) of public hearings regarding development applications shall be published at least 14 days prior to the date of the public hearing (seven calendar days if the application is being expedited pursuant to section 10.12) in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application. MARTIN COUNTY, FLA., LDR SECTION 10.6.D. (2019)

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

Commercial Design

Compliance Findings:

Buildings on lots 1 and 3 comply with the requirements of Art. 4, DIV 20 – Commercial Design – of the Martin County, FL, Land Development Regulations.

Community Redevelopment Area

N/A

The property is not located within a Community Redevelopment Area (CRA). Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR, Division 6

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

Compliance Findings:

The applicant has indicated that the Property Management items will be submitted at Plat.

It has been determined that the dedication of the following right-of-way is required:

1. 7.75 feet along SW Martin Avenue.
2. 15 feet along SW High Meadow Avenue.
3. A 25-foot Corner clip at the corner of SW High Meadow Avenue and SW 39th Street
4. SW 39th Street - A minimum dedication of 10 feet is required for the entire length of the south property boundary to meet the minimum right of way requirement of 50 feet for local roadways. An additional dedication is required to include all proposed improvements within the right of way limits. The right of way dedication must extend to one-foot behind the proposed sidewalk along the right of way.

The following due diligence is required:

ITEM 1: 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 Title Commitment submitted is unsigned. The insurable amount is blank and should be \$17,500.00

ITEM 2: 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 sketch and legal documents require revisions as per the County Surveying Division and the Title Commitment language needs to be removed from all the sketch and legals. A Survey was not submitted. The Title Commitment language is to be made part of the Survey.

ITEM 3: 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: This requirement has been met.

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 staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of limited industrial subdivision. This is the first phase of development and includes all infrastructure and final site plan review for two commercial retail facility lots within this limited industrial subdivision. The applicant has submitted landscape plans that provide 4.51 ac. of landscape area which equates to 32% of the 13.71 ac. 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.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 79 trees for this project. To demonstrate compliance the applicant has proposed the planting of 99 trees.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). A Type 4 buffer is required adjacent to Martin Highway and is being provided on the lots.

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. The applicant has submitted Landscape and Construction Plans to provide for removal of 28 existing protected trees. Due to necessary grade changes and site constraints, it is difficult to protect many of the existing trees. To demonstrate compliance with Section 4.666.D., Land Development Regulations, Martin County, Fla. (2013) he applicant has proposed installation of 99 native trees to mitigate for the necessary tree removal.

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 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 MacKenzie Engineering and Planning, dated July 2020. MacKenzie Engineering and Planning stated that the site's maximum impact was assumed to be

199 directional trips during the AM peak hour. Staff finds that SW High Meadow Avenue (CR-713) is the recipient of a majority of the generated trips. The generalized service capacity of SW High Meadow Avenue (CR-713) is 1190. The project impact is 7.53% of the maximum volume of that roadway. SW High Meadow Avenue (CR-713) is currently operating at a level of service D; it is anticipated to operate at level of service D at buildout (year 2027).

Development Order Conditions:

Approval of the master/final site plan is subject to the following conditions related to the construction of offsite improvements:

- 1) Construct required turn lanes at project driveways.
- 2) Construct signalized intersection on SW High Meadow Avenue (CR-713) at Driveway #2.
- 3) The [APPLICANT/OWNER] shall pay the sum of \$167,400 (Payment) within 60 days of the Final Site Plan approval of Palm Pike for the second northbound left turn lane on CR-713 (SW High Meadow Avenue) at CR-714 (SW Martin Highway). This represents 110% of the probable cost to construct the second northbound left turn lane as accepted by the County Engineer. This contribution includes a \$ _____ pre-payment of the project's transportation impact fees necessary to complete the construction of the second northbound left turn lane. The County agrees to use the Payment to fund the construction of the second northbound left turn lane as part of its Capital Improvement Plan.

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

Engineering

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 no excavation is proposed and only fill will be brought onto the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated that the proposed development will retain the 25-year, 3-day storm event prior to discharging into the on-site wetland. The applicant has proposed a stormwater system consisting of wet and dry detention areas and demonstrated the water

quality volume is being met in the proposed detention areas prior to discharging; thereby, the required attenuation, and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: The proposed development does not lie within a Special Flood Hazard Area that has an established base flood elevation. The proposed finish floor elevation is 18.50-feet NAVD, which is higher than the 100-year, 3-day zero discharge storm stage of 17.98-feet NAVD; therefore, the applicant has 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 has demonstrated the proposed development will include the necessary offsite improvements to SW Martin Highway, SW High Meadow Avenue, and SW Horseshoe Terrace including but not limited to turn lanes, sidewalks, modifications to an existing signal, and the addition of a mast-arm traffic signal. The final design of the off-site improvements will be reviewed for compliance with Division 19 and approved separately in conjunction with the required County Right-of-Way Use Permit.

Compliance with Adequate Public Facilities Ordinance:

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

Development Order Conditions:

Compliance of this application is contingent upon 1) the Board of County Commissioners authorizing the reduction of the speed of SW High Meadow Avenue to 45, and 2) the Development Order including conditions for the following:

1. As depicted on the Master/Final site plan, the Owner shall convey the following to the County: 7.75-feet along SW Martin Highway, 15-feet along SW High Meadow Avenue, a 25-foot corner clip at the corner of SW High Meadow Avenue and SW Horseshoe Terrace, 25-feet along SW Horseshoe Terrace from SW High Meadow Avenue to just past the project entrance, and 10-feet along the remainder of SW Horseshoe Terrace. This dedication shall be made in conjunction with the plat application.
2. The proposed development includes off-site construction within the SW Martin Highway, SW High Meadow Avenue, and SW Horseshoe Terrace rights-of-way, including but not limited to, turn lanes, sidewalks, modifications to an existing signal, and the addition of a mast-arm traffic signal. The final design of the off-site improvements will be reviewed and approved separately through a County Right-of-way Use Permit, which shall be accompanied by the appropriate insurance, security, and maintenance of traffic plan. These improvements must be complete, certified to, and accepted by the County Engineer prior to the issuance of the first certificate of occupancy.
3. A Right of Way Maintenance Agreement must be executed for the construction and maintenance of the proposed improvements within the SW Horseshoe Terrace unopened right of way.

4. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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

Findings 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 - General Services Department

Compliance Findings:

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 Board

N/A

The applicant has indicated that this application is for a residential care facility. Therefore the Martin County School Board was not required to review this application for school concurrency evaluation. MARTIN COUNTY, FLA., LDR §10.1.F.

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

Review Ongoing

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

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County

Findings – Comply

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

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

Service provider – Martin County

Findings – Comply

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings – in place

Source - Growth Management Department

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

Findings – Comply

Source - Engineering Department

Reference - see Section M of this staff report

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

Findings – in place

Source - Growth Management Department

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

Findings – Comply

Source - Engineering Department

Reference - see Section K of this staff report

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:

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. Rolled.

Item #6:

One (1) copy 24" x 36" each of the approved master site plan, phasing plan, and phase 1 final site plan rolled.

Item #7:

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

Item #8:

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 #9:

Original of the construction schedule.

Item #10:

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 #11:

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 #12:

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

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 #14:

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

Item #15:

The [APPLICANT/OWNER] shall pay the sum of \$167,400 (Payment) within 60 days of the Final Site Plan approval of Palm Pike for the second northbound left turn lane on CR-713 (SW High Meadow Avenue) at CR-714 (SW Martin Highway).

Item #16:

A Right of Way Maintenance Agreement must be executed for the construction and maintenance of the proposed improvements within the SW Horseshoe Terrace unopened right of way.

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:	\$12,580.00	\$12,580.00	\$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: Palm Pike Crossing, LLC & Palm City Wagas VII, LLC
Katie Bucher
7490 Via Dellagio Way Suite 200
Orlando, FL 32819

Agent: Thomas Engineering Group, LLC
Brandon Ulmer
125 West Indiantown Road Suite 206
Jupiter, FL 33458
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561-203-7503

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