



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. *Application Information*

PULTE AT CHRIST FELLOWSHIP PUD PUD ZONING AGREEMENT AND MASTER SITE PLAN

Applicant:	Pulte Group
Property Owner:	Christ Fellowship Church, Inc.
Agent for the Applicant:	Cotleur and Hearing, Daniel T. Sorrow, AICP
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C148-008
Record Number:	DEV2019060010
Report Number:	2021_0225_C148-008_Staff_Final.docx
Application Received:	07/12/2019
Transmitted:	07/22/2019
Staff Report:	09/18/2019
Joint Workshop:	10/03/2019
Resubmittal Received:	12/02/2019
Transmitted:	12/05/2019
Staff Report:	06/05/2020
Resubmittal Received:	08/05/2020
Transmitted:	08/05/2020
Staff Report:	10/27/2020
Resubmittal Received:	12/28/2020
Transmitted:	12/30/2020
Date of Report:	02/25/2021
LPA Hearing:	04/15/2021
BCC Hearing:	04/27/2021

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B. *Project description and analysis*

This is an application by Pulte Group requesting approval for a Planned Unit Development (PUD) Zoning Agreement and a PUD Master plan on the site of the approved and existing Christ Fellowship Church. The subject site, which is owned by Christ Fellowship Church, Inc., consists of approximately 321 acres at 10205 SW Pratt Whitney Road in Hobe Sound, located on the east side of SW Pratt Whitney Road from

SW Bulldog Way to approximately 5,700 feet northward.

The site has a current designated future land use of Rural Density and a current zoning of RE-2A, Rural Estate District. The site is primarily undeveloped except for an existing place of worship and related Preserve Area Management Plan (PAMP) originally approved on December 11, 2013. The approved site plan associated with the existing place of worship established the preserve area management plan (PAMP) for all delineated wetlands and upland habitat areas in conformance with the Comprehensive Plan and County requirements for the site.

The applicant has initiated a Comprehensive Plan Amendment to change the designated future land use to the Residential Estate Density future land use. The application was approved for transmittal on September 29, 2020. Also proposed is a text amendment to the Comprehensive Growth Management Plan to facilitate changes to Policy 4.7.A. regarding development in the Secondary and Primary Urban Services District

Approval of this proposed PUD development is dependent upon the successful completion of the land use change and the approval of the text amendment.

The site is located within the Secondary Urban Services District and will be serviced for water and wastewater by Martin County Utilities in conformance with the extension of services to the site approved in conjunction with the previous Christ Fellowship development order. A total of 284 dwelling units are proposed to be established as detached single-family homes.

The applicant also proposes to incorporate the existing church into the master site plan and to establish a 20-acre campground to be utilized by the Operation 300 non-profit organization. In addition to the infrastructure required to support the development, the applicant is proposing to develop an amenities center, a parking site for students of South Fork Highschool, sales center, model units, and designated RV/Boat outdoor storage area for the use of the residents of the development. Access is proposed via gated entrances located on SW Pratt Whitney Road and SW Bulldog Way for the residential development, and separately via Kansas Avenue from SW Kanner Highway to the proposed Operation 300 campground.

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	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjolholm	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	Sally Waite	219-4942	Comply
Q	ADA	Michelle Cullum	288-5512	Comply
R	Health Department	Nicholas Clifton	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	Deferral

D. Review Board action

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

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

The applicant addressed the non-compliance findings from the staff report dated October 27, 2020 with its resubmittal dated December 28, 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:

083941000015000209, 083941000015000300, 173941000001000004
 173941000002000002, 173941000008000107, 173941000008000205
 173941000007000109

Existing Zoning: 10205 SW Pratt Whitney Rd
 RE-2A, Rural Estate District

Future land use: Rural Density

Total Site Area: 321 acres

Figure 1: Location Map



Figure 2: Subject Site 2019 Aerial with Site Plan Linework and Preserves

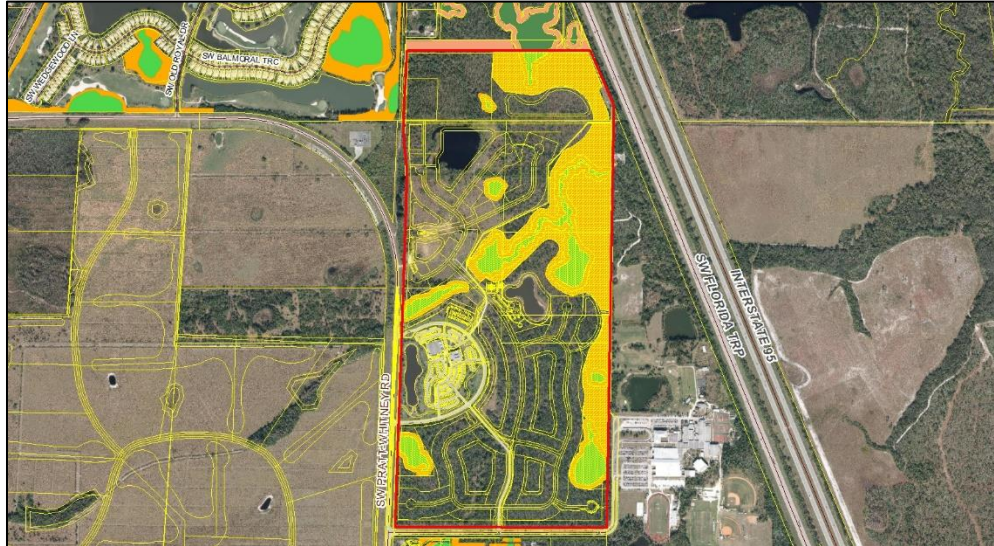


Figure 3: Zoning Map

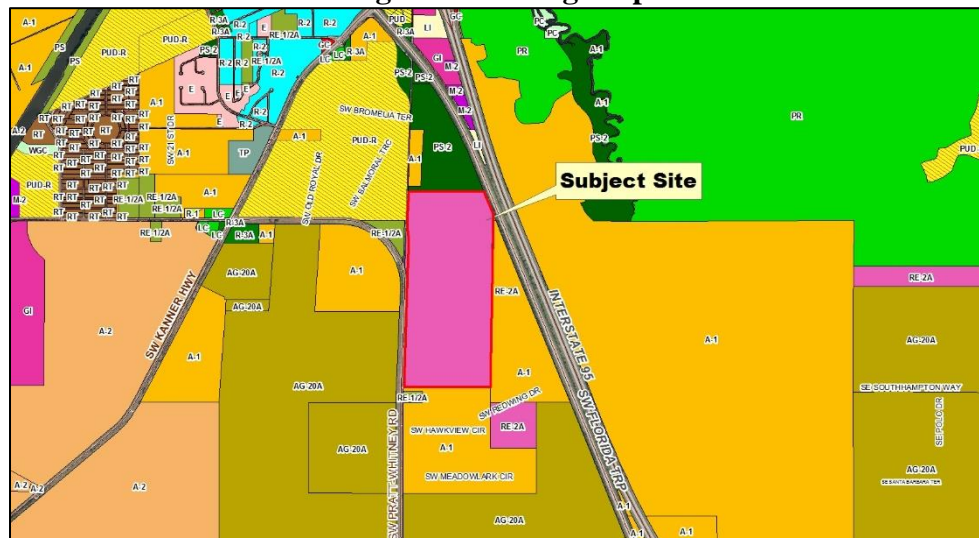


Figure 4: Future Land Use Map

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

Policy 4.1E.6. PUD

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

Policy 4.13A.7. Residential development.

The FLUM allocates urban residential density based on population trends; housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential environments, it also preserves unique land and water resources and plans for fiscal conservancy.

(1) General policies for all urban Residential development:

(a) All residential development described in subsections (1) through (6) of this policy shall have a maximum building height of 40 feet.

(b) All Residential development shall maintain a minimum of 50 percent of the gross land area as open space, except as described under Goal 4.3. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space. This section shall not apply to construction of a single-family home on a lot of record.

Policy 4.7B.1. Land uses allowed in the Secondary Urban Service District. In the Secondary Urban Services District, Martin County shall designate land uses that (1) will provide for the efficient and economical use and extension of urban services, and (2) are consistent with the reduced intensity of urban services normally associated with densities of one unit per gross acre (Estate Density RE-1A) and one unit per two gross acres (Rural Density). Sewer and water may be provided in the Secondary Urban Service District to projects that have vested under previous approvals.

Issues:

Item #1: Policy 4.7.A.14 and Policy 4.7B.6

A CGMP text amendment (CPA 20-04) has been requested concerning Policy 4.7A.14 and Policy 4.7B.6. The Proposed PUD zoning and master plan cannot be found in compliance until the proposed text amendment concerning lot size is approved.

A CGMP future land use map amendment (CPA 19-19) has been requested to tchange the existing future land use on the property from Rural Density up to 1 unit per 2 acres to Residential Estate Density up to 1 unit per acre.

The Text amendment and future land use change are scheduled for the April 13th BCC meeting for adoption. If the amendments are adopted, the staff report will be considered in compliance with all comprehensive plan objectives and policies.

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. (see section F. above regarding compliance)

Additional Information:

Information #1:

Timetable Of Development - Master

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 #2:

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

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

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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

Landscape plans are not reviewed in association with applications for Revised Zoning and Masterplan. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. However, included with the PUD agreement, public benefits are being proposed by the applicant that expand required landscape areas to be provided and are shown on the Master Plan.

Enhanced landscaping includes:

- Increased widths of buffers along Bulldog Way, Pratt & Whitney Road, and adjacent to the north property line along the FPL utility easement. These buffers are to consist of preserved native habitat augmented by native plantings where native species are lacking or insufficient.

- Additional establishment of littoral zone and upland transitional plantings to enhance wildlife habitat and water quality. Littoral zones required totaled 189,860 sq.ft; 425,019 sq.ft. of littorals are proposed for an increase of 235,159 sq.ft. over required area. An additional 6,155 sq.ft of upland transitional zone plantings has been proposed over the 379,446 sq.ft. required.
- Sustainable standards for streetscape have been incorporated into the design of the master site plan. Further refinements of these standards and the specific implementation thereof shall be incorporated into the final design of the development and compliance with such standards shall be demonstrated.

Street trees that consist of live oak shall be provided along roadways in a manner and utilizing methodologies that will maintain their long-term survival and health for perpetuity. Trees shall be afforded priority status as green infrastructure and shall be protected and maintained to avoid future conflicts with structures and utilities.

Tree removal and mitigation of street trees shall only be considered to remove diseased trees or trees weakened by age, weather, storm, fire or acts of God. Infrastructure and structures shall instead be remedied by their replacement or use of alternative sidewalk materials, root pruning, root barrier installation, and/or sidewalk relocation.

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 O'Rourke Engineering and Planning, dated October 2020. O'Rourke Engineering and Planning stated that the site's maximum impact was assumed to be 175 directional trips during the PM peak hour at final buildout. Staff finds that SW Pratt Whitney Road is the recipient of a majority of the generated trips. The generalized service capacity of SW Pratt Whitney Road is 800. The project impact is 16.25% of the maximum volume of that roadway. SW Pratt Whitney Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2027).

Construction Plan Suggestion:

A southbound acceleration lane should be constructed within the proposed median for safety. Observed southbound AM traffic volumes are as high as 750 vehicles. Advanced warning signs on SW Pratt Whitney Road with vehicle presence detection at SW Highpointe Drive should also be considered.

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.E., LDR, Martin County, Fla. (2019). 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 9- Stormwater Management:
 - a. The applicant has calculated the pre-development discharge rate using a method acceptable to the County Engineer. The pre-development discharge rate determines the allowable discharge rate for the entire site. The post-development discharge rate is determined with the Final Site Plan application.
 - b. The applicant has confirmed the minimum finished floor elevation will 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. The proposed elevations will be calculated at the Final Site Plan application level.
 - c. The applicant has confirmed the minimum edge of roadway elevation will be set above the predicted elevation of stormwater that will stage within the development after a 10-year storm having a one-day duration. The proposed elevations will be calculated at the Final Site Plan application level.
 - d. The applicant has confirmed the stormwater system will provide 150% additional water quality criteria for wet detention systems a, recover half of the water quality volume between 24 hours and 5 days, and recover 90% of the entire volume within 12 days after the storm event. This level of detail is calculated with the Final Site Plan application.
 - e. Thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
2. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant confirmed 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.
3. Division 14 - Parking and Loading: The applicant confirmed compliance with the parking design requirements set forth in Division 14 will be met with the proposed design of the residential lots.
4. Division 19- Roadway Design: The applicant has demonstrated the right-of-way widths and proposed roadway sections meet Martin County Land Development Regulations. The proposed access location and improvements including the southbound left turn lane, north bound right turn lane, and landscaped median on SW Pratt Whitney Road was approved by the County Engineer. Final design will be approved during the Final Site Plan application and Right-of-Way Use Permit; therefore, the proposed design meets the requirements in Division 19.

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 Files

Findings of Compliance:

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

The AutoCAD site plan was 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

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 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 applicant has indicated that the project, which includes proposed residential use, is not located within a Hurricane evacuation zone pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). The Martin County Emergency Management Department confirmed this and therefore the proposed development is

not anticipated to impact Martin County Emergency Management resources.

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

Findings of Compliance:

This application is for a PUD zoning agreement, master site plan, and phasing plan approval only. Compliance with the applicable Americans with Disability Act requirements is required to be demonstrated as part of a final site plan approval, and a review for compliance will be done in conjunction with the final site plan application(s). (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:

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. If you have any questions, please call Todd Reinhold or Nick Clifton with the Department of Health office at (772) 221-4090.

Additional Information:

1. 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.
2. The Florida Department of Health regulates Recreational Camps under Chapter 64E-15 FAC. Review and Approval of camp site features is required by FL-DOH Martin County.
3. Well construction permitting must meet Chapter 62-532 FAC. In addition to a well construction permit approval from FL-DOH Martin County, a Consumptive Use Permit is required by SFWMD.

Martin County School Board

Findings of Compliance:

Martin County School Board Staff has no objection to approval of this master site plan application pursuant to the deferral of public facilities reservation requested by the applicant. A general service capacity analysis completed by School Board Staff indicates that there may be a shortfall of capacity, which will have to be reevaluated by staff at time of final site plan review and may require mitigation at the time of approval of final site plan(s).

General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant/Project: Pulte @ Christ Fellowship
Project#: C148_008

Date: 1/22/20

Applicant Request: PUD Master Site Plan for 284 Units. The subject property is adjacent to their existing church & just west of South Fork High on Pratt Whitney Rd. Appx. 321 acres / on 7 parcels

Student Generation Calculation:

Residential Units	284
Current Student Generation Rate	.229
Elementary	28
Middle	16
High	21
Total Forecasted	65

School Zone Enrollment & Permanent Capacity:

CSA	2019-2020 October 10/11/19 Enrollment	2023-2024 COFTE Projected Enrollment	2023-2024 Perm FISH Capacity
South Zone – Elementary (Crystal Lake, Hobe Sound & Seawind)	1736	1767	2151
South Zone – Middle (Anderson Middle, Murray Middle)	1770	1724	2251
South Zone – High School (South Fork)	1908	1944	1699

Note: Current Enrollment reported from FOCUS, Projections through School District CIP Application

Comments:

This General School Capacity Analysis shall be used in the evaluation of a development proposal, but shall not provide a guarantee that the students from the above referenced project will be assigned to attend the particular school(s) listed. The analysis indicates that the elementary and middle schools currently have capacity, but the high school level is projected to exceed the permanent capacity.

Discussions on agreements for both parties for pedestrian access to South Fork High School, as well as secondary resident access proposed off Bulldog Way, at time of Final submittals.

A School Concurrency Review is completed for Final Site Plan applications that include residential units. At that time mitigation to reach Level of Service (LOS) standards for the School District may need to be remedied.

Prepared by: **Kimberly Everman, Capital Projects Planning Specialist**

Phone: 772-223-3105, ext. 134

Email: evermak@martin.k12.fl.us

Additional Information

Information #1:

School Capacity

School concurrency is not required to be met until final site plan approval. The current application is a request for a master site plan approval and a deferral of reservation of public facilities. Martin County School Board Staff have performed a general school capacity analysis, which indicates that there may be a capacity shortfall that would require mitigation by the applicant at the time of final site plan approval(s). See the attached Exhibit 2 to this report.

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

Review Ongoing

The Martin County Legal Department is working with the applicant's attorney with regards to the proposed PUD Zoning Agreement.

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

SEC. 5.32.C.

Procedure to obtain an evaluation of adequate public facilities (nonbinding) and affidavit deferring adequate public facilities reservation.

1.

Purpose. An application for an evaluation of adequate public facilities and affidavit deferring public facilities shall be submitted with an application for a preliminary development order to ensure that the County and the developer plan together to meet concurrency at the preliminary development order stage. The evaluation provides a current view of the availability of public facilities for a proposed development based upon the concurrency evaluation and concurrency reservation tests of this article. Neither a positive nor a negative evaluation confers concurrency rights or is binding on the County pursuant to section 14.4.A.3.d(2) and (3) of the Comprehensive Plan.

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.

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 #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 certified letter stating that no title transfer has occurred.

Item #5:

One (1) 24" x 36" paper copy of the approved master site plan and phasing plan.

Item #6:

One (1) digital copy of master site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #7:

Two (2) copies of the documents verifying that the campground has been adequately dedicated to the non-profit Operation 300 and recorded in the public records of Martin County, if applicable (see Items #1 and #3, Section F; and Item #9, Section G).

Item #8:

Original and one (1) copy of the executed approved PUD zoning agreement.

Item #9:

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

Permits for construction will be required at final site plan

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:	\$13,800.00	\$13,800.00	\$0.00
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: Pulte Group
Garrett Dinsmore
4400 PGA Blvd, Suite 700
Palm Beach Gardens, FL 33410
304-290-6022
Garrett.dinsmore@pulte.com

Owner: Christ Fellowship Church, Inc.
Leo Abdella
5343 Northlake Blvd.
Palm Beach Gardens, FL 33418
561-799-7600
leoa@sftoday.org

Agent: Coteleur and Hearing
Daniel T. Sorrow, AICP
1934 Commerce Ln, Suite 1
Jupiter, FL 33458
561-747-6336
dsorrow@coteleur-hearing.com

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