



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. *Application Information*

HIGHPOINTE PUD PHASE ONE FINAL 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:	C148-009
Record Number:	DEV2020010008
Report Number:	2021_0903_C148-009_Staff_Final
Application Received:	11/30/2020
Transmitted:	12/01/2020
Staff Report:	02/03/2021
Resubmittal Received:	04/05/2021
Transmitted:	04/05/2021
Date of Report:	06/07/2021
Resubmittal Received:	07/06/2021
Transmitted:	07/06/2021
Date of Report:	09/03/2021

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B. *Project description and analysis*

This is a request for Phase one final site plan approval for the Highpointe PUD (fka Pulte at Christ Fellowship). The final site plan includes 94 single family lots and the associated infrastructure on approximately 175 acres of the 321 acre project. Phase one also includes the donated 20 acre site for Operation 300. The Highpointe project is located on the east side of SW Pratt Whitney Road approximately one mile east of SW Kanner Highway in Stuart. Included with the application is a request for a Certificate of Public Facilities Reservation.

Phase one of the Highpointe project will include the construction of the main entrance into the project along with right-of-way improvements to SW Pratt Whitney Road. The secondary emergency access will be constructed as well as the RV and Boat parking area and several lakes. The Preserve Area Management Plan (PAMP) is in affect for the entire project and was approved with the Master site plan.

The project is within the secondary urban service boundary and water and wastewater service is provided by Martin County Utilities as existing lines are in place to serve the Christ Fellowship Church.

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	Comply
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 Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Clark Bridgeman	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	Sally Waite	219-4942	Comply
Q	ADA	Clark Bridgeman	288-5416	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	Comply

D. Review Board action

This application meets the threshold criteria for a major development, with a previously approved master plan, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires one public meeting.

The public meeting 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 June 7, 2021 with its resubmittal dated July 6, 2021. The previous staff reports and resubmittals are incorporated herein by reference.

E. Location and site information

Parcel number(s) and address:

Figure 3: Zoning Map

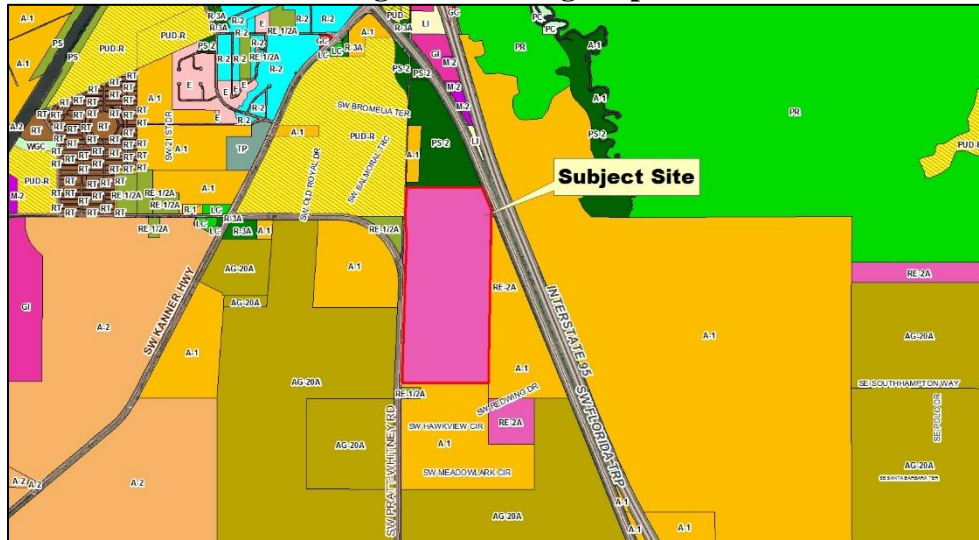
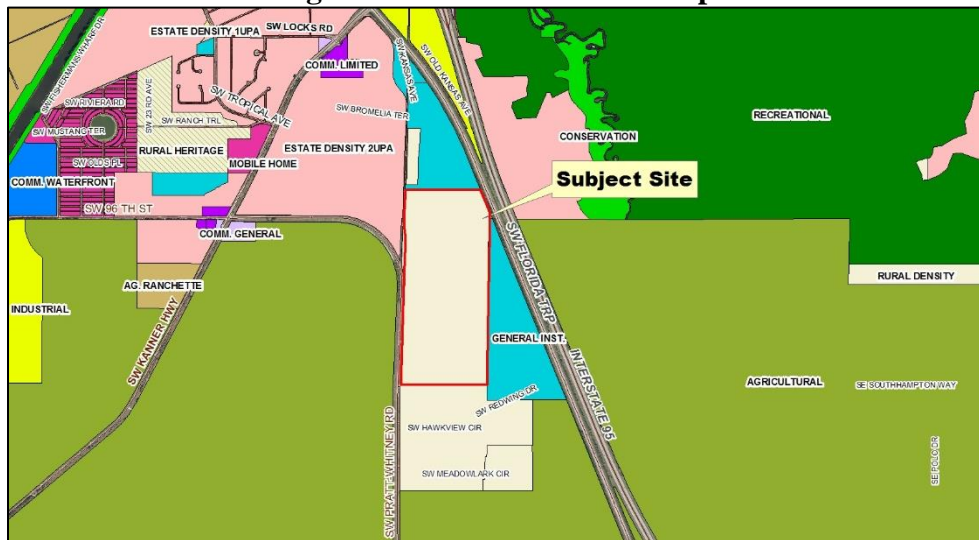
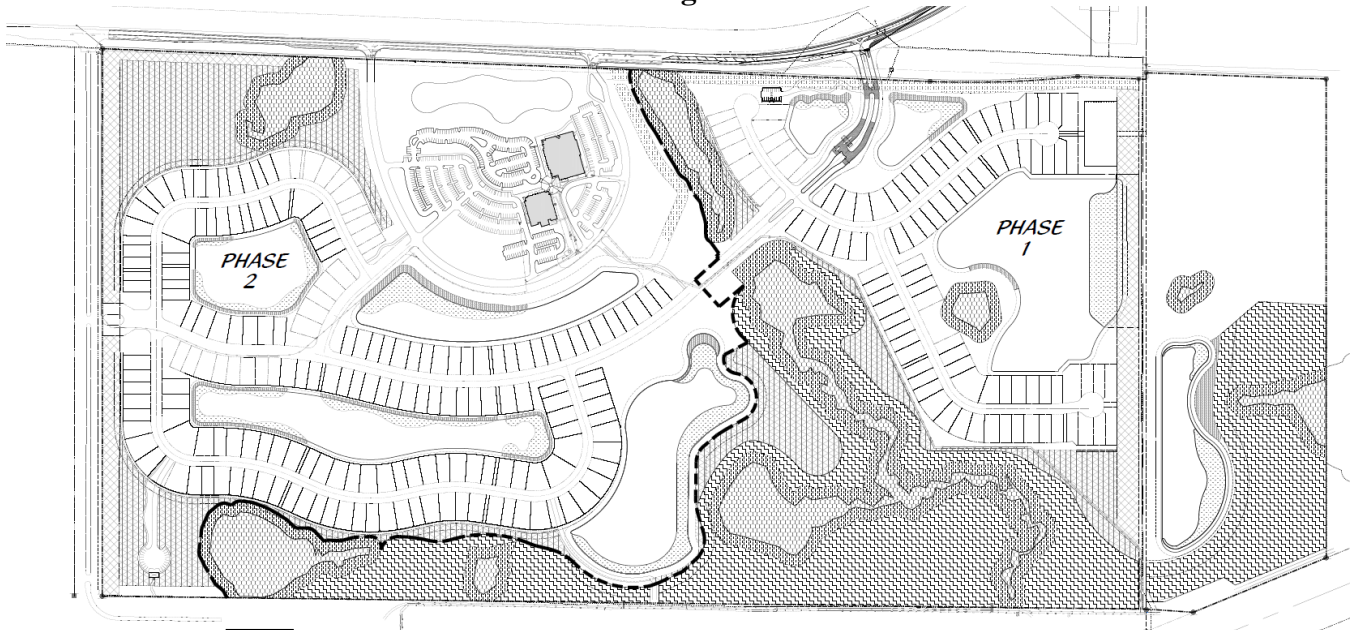


Figure 4: Future Land Use Map



Phasing Plan



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.

Findings of Compliance:

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:

Staff has reviewed this application for consistency with the LDR and code implementing Martin County Comprehensive Growth Management Plan goals, objectives and policies and the associated guidelines and standards. Staff finds that this development application is consistent with the applicable Land Development Regulations and recommends approval.

Additional Information:

Item #1:

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. [Section 10.1 and 5.32, LDR, MCC]

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

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]. In this phase, the applicant has proposed construction of a 94 lot subdivision. The applicant has submitted landscape plans that provide 32 acres of landscape area which equates to 45% of the development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

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

A Type 4 buffer is required on the west property line adjacent to Pratt & Whitney Rd. This buffer is being provided and is incorporating existing native vegetation. A Type 4 buffer is also required adjacent to the Christ Fellowship Church parcel. This buffer is being satisfied by a protected preserve area.

Included with the PUD agreement, public benefits are being proposed by the applicant that expand required landscape areas adjacent to the north property line along the FPL utility easement. This buffer is to consist of preserved native habitat augmented by native plantings where native species are lacking or insufficient.

Additional Enhanced landscaping include:

- Additional areas of preserved native vegetation totally 16.21 acres is proposed adjacent to development where possible as shown on landscape plans.
- Additional establishment of littoral zone and upland transitional plantings to enhance wildlife habitat and water quality. Littoral zones required totaled 76,200 sq.ft; 170,934 sq.ft. of littorals are proposed for an increase of 94,734 sq.ft. over required area. An additional 11,180 sq.ft of upland transitional zone plantings has been proposed over the 76,200 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.

PUD streetscaping standards for sustainable streets include the planting of shade trees along walkways and access roads to avoid the "sea of asphalt" and "line of cars" affect and to provide a more meaningful balance between green spaces and dwellings.

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.

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

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

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

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering and Planning, dated October 2020. O'Rourke Engineering and Planning stated that the site's maximum impact for Phase 1 was assumed to be 60 directional trips during the PM and 175 directional trips during the PM peak hour. 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.

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

ONSITE COMPLIANCE STATEMENT

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

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation is equal to the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management:
 - a. The applicant has demonstrated the proposed development discharge rate is lower than the allowable discharge rate for the project and that flows from the development to offsite will be adequately passed through the project via a series of interconnected storm culverts, dry retention areas, wet retention areas and wetland buffers.
 - b. The applicant is proposing the minimum finished floor elevation be set above the predicted elevation of stormwater that will stage within the development after a 100-year storm having a three-day duration and without any discharge from the development.
 - c. The applicant is proposing the minimum edge of roadway elevation be set above the predicted elevation of stormwater that will stage within the development after a 10-year storm having a one-day duration.
 - d. The applicant has demonstrated that the system provides 125% of the dry retention and 150% additional water quality criteria for wet detention systems and recovers half of the water quality volume between 24 hours and 5 days, and recovers 90% of the entire volume within 12 days after the storm event.
 - e. Thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 with the design and layout of the proposed on-site parking locations.
5. Division 19- Roadway Design: The applicant's proposed design of the internal roadway sections meets the requirements of Division 19. The applicant is proposing to construct a northbound right turn lane, a south bound left turn lane, and a landscaped median on SW Pratt Whitney Road as required for the site entrance. The final approval of the offsite modifications to SW Pratt Whitney Road will be reviewed with the Right of Way Permit application and is separate from the on-site approvals; therefore, the on-site proposed design meets the requirements in Division 19.

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

1. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.
2. The applicant shall apply for a Right-of-Way Use Permit for the proposed improvements to SW Pratt Whitney Road. A Right-of-Way Maintenance Agreement shall be executed for the construction and maintenance of the proposed landscape island with associated street lighting within the SW Pratt Whitney Road right-of-way.

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. (2021).

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. (2021)

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. (2021)

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

Accessibility (ADA) [Martin County, FL. LDR Section 4.627.E (2009)]

The applicant is in compliance with the ADA requirements.

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

Martin County School District CIP

School Concurrency Determination

Project: Highpointe (fka – Pulte Christ Fellowship)
Date Received: 12/1/2020
Project #: C148-009 – Phase 1, Major Final Site Plan
Owner/Applicant: Christ Fellowship Church, Inc./ Dan Sorrow
Location: Intersection of Pratt Whitney Rd., & Bulldog Way, South CSA

Planned Project Units: 94 SF

Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	.0997	9
Middle School:	.0510	5
High School:	.0709	7
SGR =	.2216	21

Concurrency 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 (Z)	649	0	649	465	15	9	489	160
Hobe Sound Elem	675	0	675	492	33		525	150
Seawind Elem	675	0	675	524	22		546	129
Total	1999	0	1999	1481	70		1560	439
Middle								
Anderson Middle (Z)	1150	0	1150	1054	67	5	1126	24
Murray Middle	859	0	859	570	23		593	266
Total	2009	0	2009	1624	90		1719	290
High								
South Fork High	2114	0	2114	1900	72	7	1979	135

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 *exists* to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

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

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

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

1. None.

School District Contact: Kimberly Everman, Capital Planner/Project Specialist

Date Issued: 1/6/2021

Telephone: 772- 219-1200, Ext.30220

E-Mail: evermak@martinschools.org

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

Review Ongoing

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

This development application is eligible for a Positive Evaluation of Adequate Public Facilities. The following evaluation summarizes the Positive Evaluation of Adequate Public Facilities:

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

Service provider - Martin County

Findings – positive evaluation

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 – 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)

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 – Positive evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

A "positive" evaluation means that the project passes the evaluation test. (A "negative" evaluation means that the project fails the evaluation test.) A master site plan development order with a Positive Evaluation of Adequate Public Facilities does not authorize site development, is specific to the development order,

and is assignable or transferable only to the extent the development order is assignable or transferable. Maintenance of a valid development order is essential to the maintenance of a valid evaluation. An Evaluation of Adequate Public Facilities runs with the land, consistent with the development order on which it was based. A positive evaluation does not confer concurrency rights and is not binding on the County (Section 14.5.D., CGMP; Section 5.32.C.5, LDR)

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

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:	\$13,800.00	\$13,800.00	\$0.00
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.

***Impact fees required at building permit.

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
leo@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