



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### ***A. Application Information***

## **THE PRESERVE AT PARK TRACE PUD PUD ZONING AGREEMENT AND MASTER / FINAL SITE PLAN**

Applicant:	D.R.Horton, Inc.
Property Owner:	Via Claudia Investments, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Pete Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	V038-002
Record Number:	DEV2020060003
Report Number:	2021_0831_V038-002_Staff_Report_Final
Application Received	06/23/2020
Transmitted	06/24/2020
Date of Report:	10/05/2020
Resubmittal Received:	02/05/2021
Transmitted:	02/08/2021
Date of Report:	04/20/2021
Resubmittal Received:	06/11/2021
Transmitted:	06/14/2021
Date of Report:	08/08/2021
Resubmittal Received:	08/23/2021
Transmitted:	08/23/2021
Date of Report:	08/31/2021

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).

### ***B. Project description and analysis***

Request approval for Planned Unit Development, (PUD) zoning district designation including a concurrent approval of a master/final site plan for the development of a 114 lot single family subdivision and the associated infrastructure on an approximate 97 acre parcel located on the south side of SE Cove Road at the Willoughby Boulevard intersection in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

The existing future land use on the parcel is Estate Density up to two units per acre. The existing zoning district designation is RE-½A, Residential Estate District. The PUD zoning district will allow the applicant

to transfer density and to cluster development, this will in turn provide more open space. The proposed site plan depicts a density of 1.2 units per acre and provides for approximately 84 percent open space project wide. The proposed Preserve Area Management Plan (PAMP) covers over 62 acres of the 97 acres parcel.

The project is inside the Primary Urban Services District (PUSD) and therefore has utilities, including water and wastewater services available from Martin County Utilities. The only access to the site is via SE Cove Road. Wetland impacts require a waiver and mitigation measures as there is no upland alternative to provide access to the property.

The proposed public benefits include preserving approximately 2/3 of the site in the PAMP, the extension of the public sidewalk approximately 3,000 ft. west to connect to the sidewalk proposed by the Neighboring Cove Royale development, and an enhanced wetland monitoring system to ensure previous manmade impacts are adequately addressed and remediated.

### ***C. Staff recommendation***

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comp Planning Review	Pete Walden	772-219-4923	Comply
F	ARDP Review	Pete Walden	772-219-4923	Comply
G	Site Design Review	Pete Walden	772-219-4923	Comply
H	Community Redevelopment Review	Santiago Abasolo	772-288-5485	NA
H	Commercial Design Review	Santiago Abasolo	772-288-5485	NA
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	NA
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Thomas Walker	772-288-5928	NA
M	Engineering Review	Clark Bridgman	772-288-5512	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Emergency Mgmt Review	Sally Waite	772 219 4942	NA
P	Fire Prevention Review	Doug Killane	772-288-5633	Comply
Q	ADA Review	Clark Bridgman	772-288-5512	Comply
R	Health Review	Nick Clifton	772 221-4090	NA
R	School Board Review	Kimberly Everman	772 219-1200	Comply
S	County Attorney Review	Krista Storey	772 288-5923	Ongoing
T	Adequate Public Facilities Review	Pete Walden	772-219-4923	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.

The applicant addressed the non-compliance findings from the staff report dated July 8, 2021 with its resubmittal dated July 23, 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***

Parcel number(s) and address:

343841000000000110

343841001000002705

343841001000002803

Existing Zoning:

Future Land use:

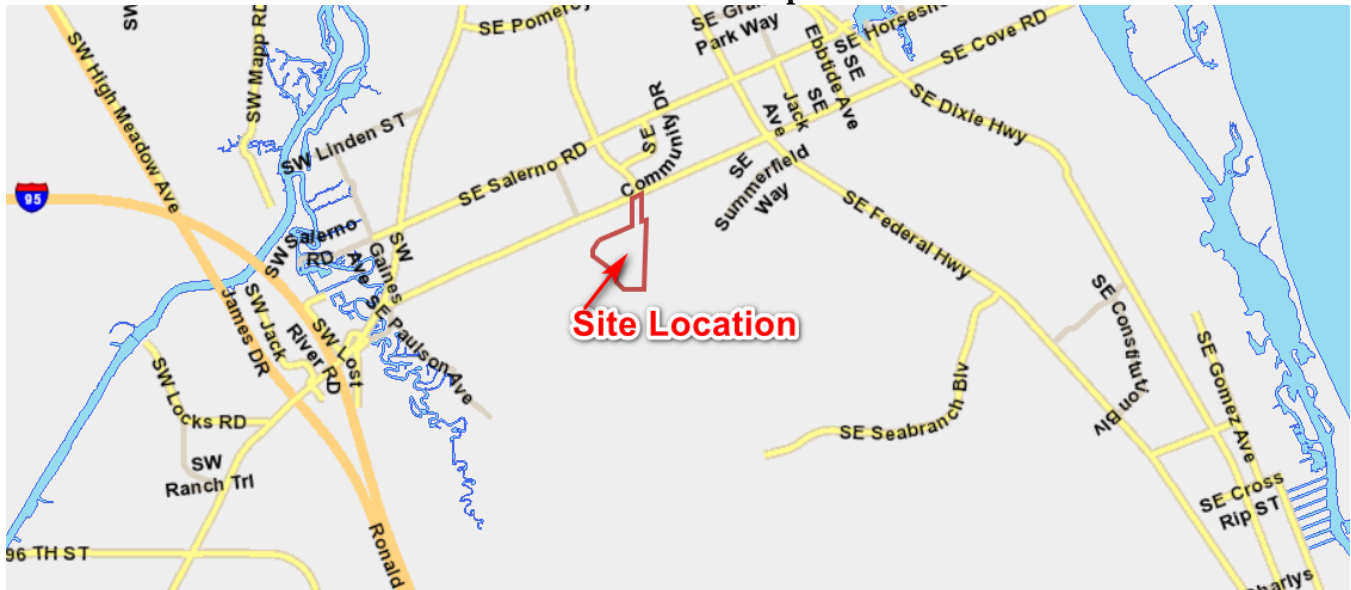
2320 SE COVE RD

2350 SE COVE RD

RE-1/2A, Rural Estate District

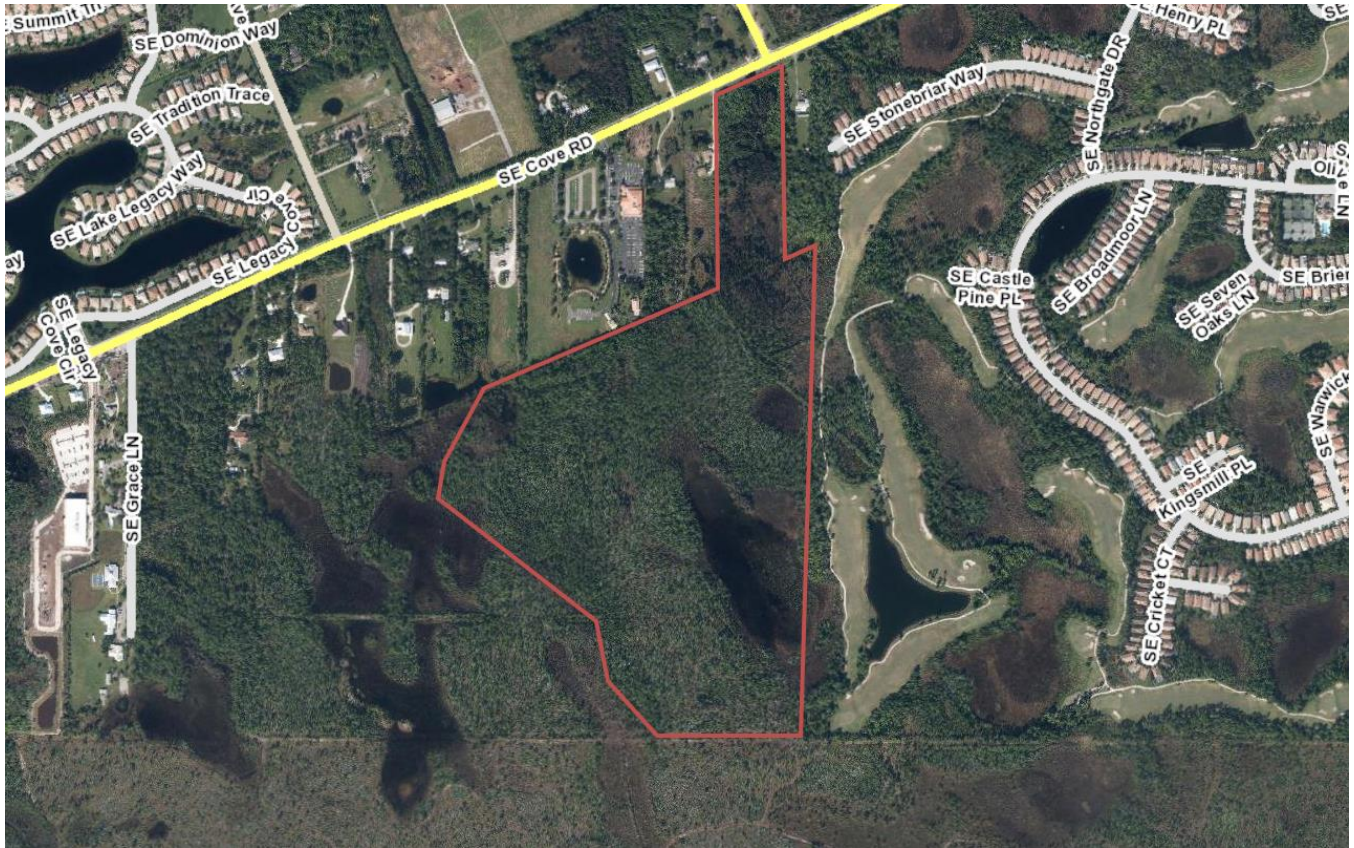
Estate Density 2UPA

**Site Location Map**

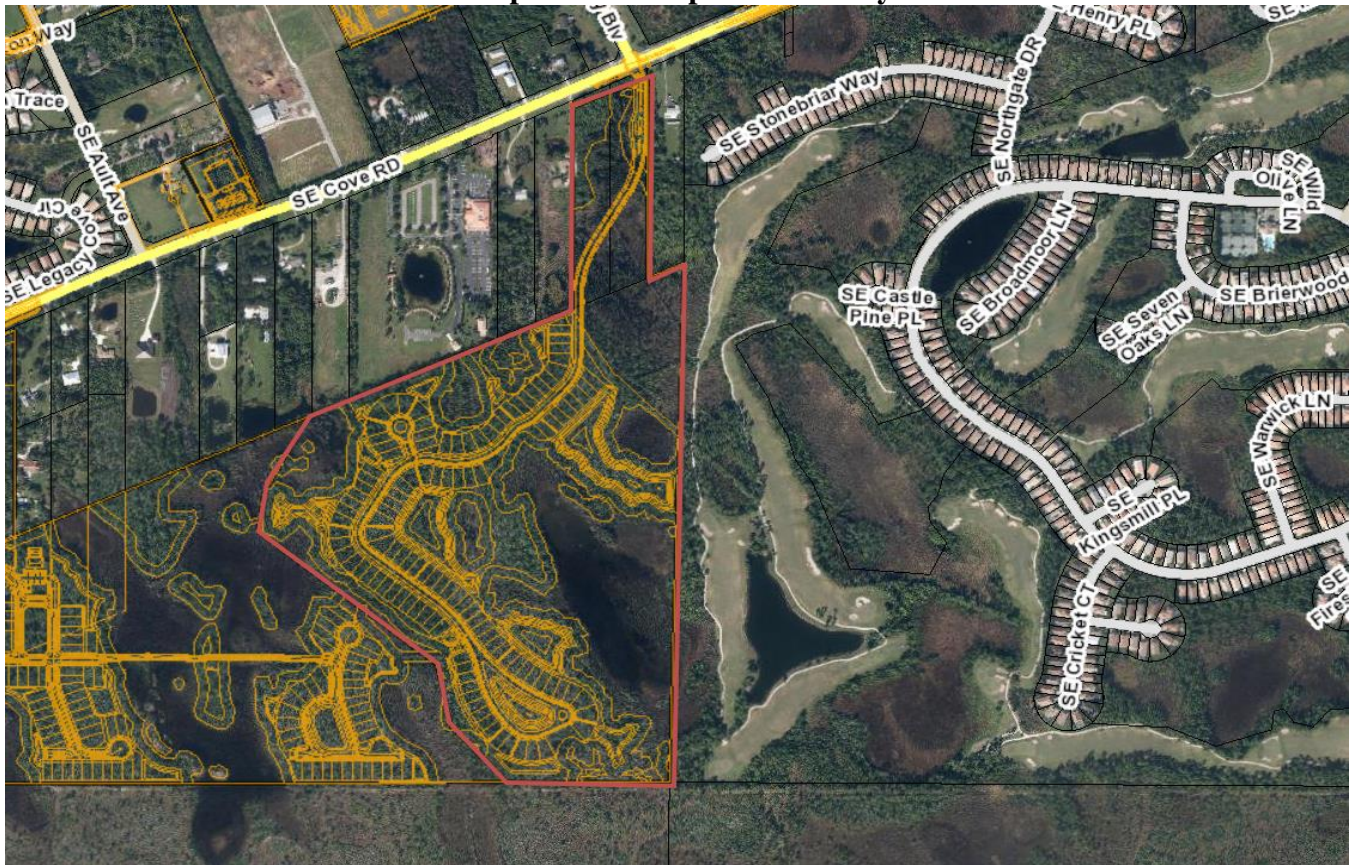




Aerial



Proposed Development Overlay

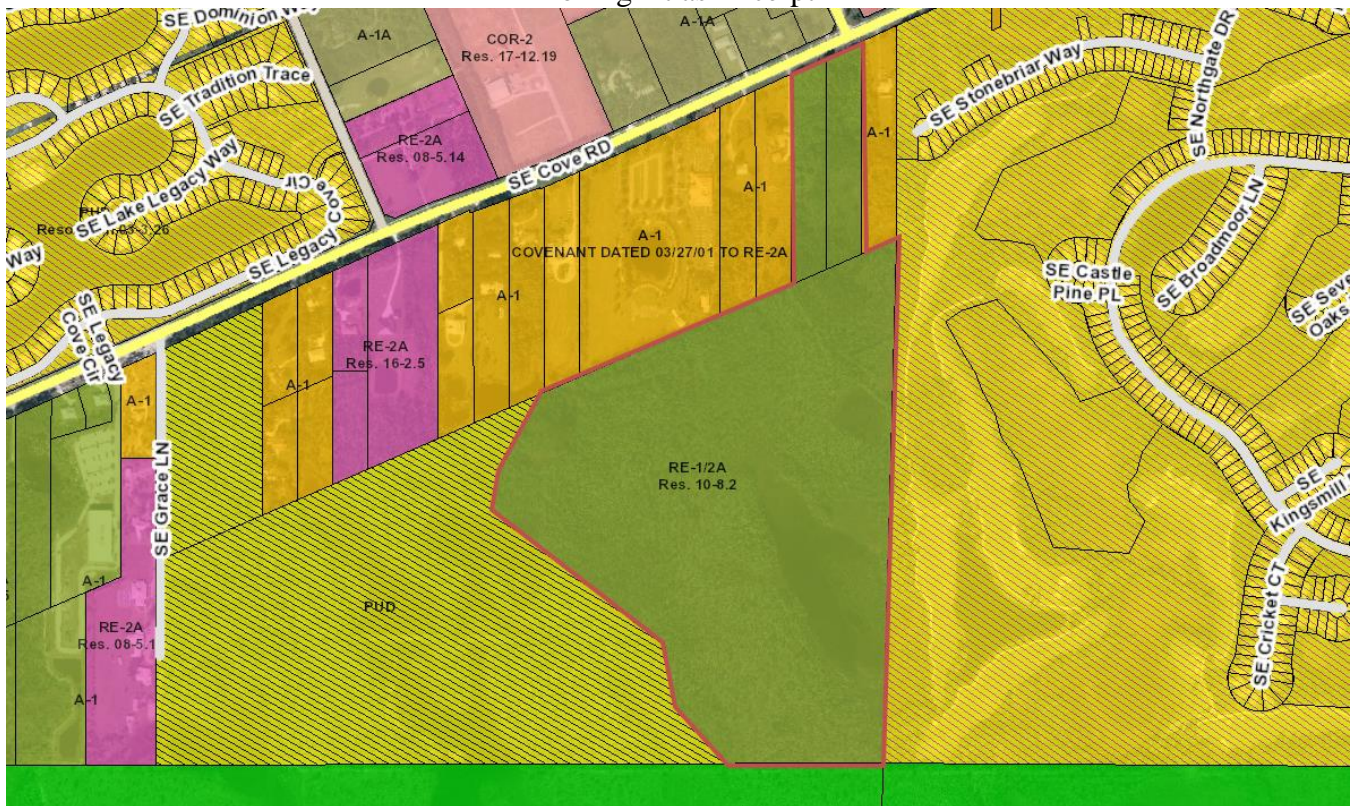




### Future Land Use Map Excerpt



### Zoning Atlas Excerpt



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

*Policy 4.1A.1. Conformity of Land Development Regulations.* The County's Land Development Regulations shall conform to all guidelines and standards contained in this Plan and shall:

- (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.

All Residential Estate density development (two units per acre) shall have a maximum building height of 40 feet and maintain a minimum of 50 percent of the gross land area as open space. 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.

**9.1.G.2.(8)**

Density transfer. All property owners have the right to transfer density to the upland area on any site containing wetlands pursuant to the following stipulations:

(a) The development must be submitted for review as either a planned unit development or a clustered multifamily project in one of the multiple-family residential zoning districts.

(b) In addition, the following equations must apply:

1) The resulting residential density of the upland property must be no greater than 15 units per acre, except that for densities in excess of 10 dwelling units per acre there must be a 75-foot native upland transition zone around all wetlands;

- 2) The total number of units allowed in any development using this formula must be equal to or less than the allowed maximum density for the entire parcel as shown on the Future Land Use Map;
- 3) Density transferred must not exceed one-half of the wetland acreage multiplied by the gross density; and
- 4) For parcels with wetlands occupying 50 percent or more of the total site, the gross residential density of the upland property must not exceed two times the gross residential

The project as proposed has over 60 acres of upland area allowing 120 units, with the density transfer as stated above a total of 157 units are permitted.

### **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**

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

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

#### **Information #2:**

Timetable Of Development - Final

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



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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

**Environmental**

**Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

**Landscape**

**Findings of Compliance**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a 114 lot subdivision. The applicant has submitted landscape plans that provide 7.45 acres of landscape area which equates to 21.7% 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 2 buffer is required on the south property line adjacent to the State Park. Section 4.663.B.10, Land Development Regulations, Martin County, Fla. (2013). This buffer is being satisfied by proposed preserve areas.

Wherever new residential dwelling units are proposed to be located along any minor or major arterial road, excluding Community Redevelopment Overlay Districts, a Type 5 bufferyard shall be required to screen the view of the dwelling units from the street Section 4.663.B.2., Land Development Regulations, Martin County, Fla. (2013). This project has frontage on Cove Road therefore a Type 5 buffer is required and has been provided by proposed preserve areas.

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

Section 4.666.E. Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. To meet this requirement the applicant has submitted Landscape and Construction Plans to provide for preservation of pines, oaks, and sabal palms within the proposed landscape buffers. The applicant has submitted plans that remove 9 protected trees and preserve 10 trees that are located in buffer areas.

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.

The applicant has proposed to plant trees along the street to provide these benefits. Due to narrow width of available planting area, it was agreed it would be acceptable that the trees consist of Sabal palms and where space was available large shade trees be specified. The submitted plans provide for these plantings along the street section.

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 January, 2021. O'Rourke Engineering and Planning stated that the site's maximum impact was assumed to be 43 directional trips during the PM peak hour. Staff finds that SE Cove Road is the recipient of a majority of the generated trips. The generalized service capacity of SE Cove Road is 880. The project impact is 4.89% of the maximum volume of that roadway. SE Cove Road is currently operating at a level of service C; it is anticipated to operate at level of service D at buildout (year 2023) with the project trips.

#### ***L. Determination of compliance with county surveyor - Engineering Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

### **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:

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 less than 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 modifications to SE Cove Road for the project entrance meets Martin County's roadway requirements; therefore, the 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.

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

**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)

**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).

***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

### 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***

### Finding of compliance:

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

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

## **Martin County School District CIP School Concurrency Determination**

---

**Project: The Preserve at Park Trace**

**Date Received: 6/23/2020**

**Project #: V038-002 (1<sup>st</sup> Rd.) – Master and Final**

**Site Plan Owner/Applicant: Via Claudia Investments,  
LLC**

**Location: South side of Cove Rd. between Willoughby and Ault Rd.**

**Planned Project Units: 114 Project Unit Yield by Type of School**

School Type	Rate	Students
Elementary:	.094	11
Middle School:	.053	6
High School:	.067	7
<b>SGR =</b>	<b>.214</b>	<b>24</b>

**Concurrency Service Area Analysis:**

CSA ANALYSIS	A	B	C	D	E	F	G	H
<b>SOUTH CSA SCHOOLS</b>	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	CURRENT ENROLLMENT 7/23/2020	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE CAPACITY (C - G)
<b>Elementary</b>								
Crystal Lake Elem	649	0	649	466	1		465	184
Hobe Sound Elem	675	0	675	490	28		462	213
Seawind Elem	675	0	675	520	34	11	475	200
Total	1999	0	1999	1476	63		1402	597
<b>Middle</b>								
Anderson Middle	1150	0	1150	1063	28		1035	115
Murray Middle	859	0	859	596	25	6	565	294
Total	2009	0	2009	1659	53		1600	409
<b>High</b>								
South Fork High	2138	0	2138	1942	61	7	1874	264

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

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

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

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

1. None.

**School District Contact:** Kimberly Everman, Capital Planner/Project Specialist **Date Issued:** 7/23/2020

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

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

Review ongoing.

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

The following is a summary of the review for compliance with the standards contained in 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 – 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

Storm water 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 – positive evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - in place

Source - Engineering Department



Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

#### ***U. Post-approval requirements***

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

##### **Item #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

##### **Item #2:**

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

##### **Item #3:**

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

##### **Item #4:**

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

##### **Item #5:**

One (1) copy 24" x 36" of the approved master and final site plans. (rolled)

**Item #6:**

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

**Item #7:**

One (1) digital copy of master and final site plan in AutoCAD 2010 - 2018 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #8:**

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

**Item #9:**

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

**Item #10:**

The applicant has submitted the information for a draft Water and Wastewater Service Agreement as requested. The applicant must execute the Agreement and pay the resultant fees within sixty (60) days of final Martin County approval of the request. [ref. Code, LDR, s.5.32.D.1, 2.(a)(b) and (c) Code, LDR, Art.5, Div.2]

**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) 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 #13:**

An Original of the construction schedule.

**Item #14:**

Include one (1) blank 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***

All state and federal permits are the responsibility of the applicant.

**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:	\$14,090.00	\$14,090.00	\$0.00
Inspection fees:	\$4,000.00	\$0.00	\$4,000.00
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact Fees TBD:	\$0.00	\$0.00	\$0.00

\* 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**

Owner                      John Maiucci  
                                  Via Claudia Investments, LLC  
                                  55 SE Osceola Street, Ste. 200  
                                  Stuart, FL 34994  
                                  [maiucci@aol.com](mailto:maiucci@aol.com)

Applicant                 DR Horton, contract purchaser  
                                  Karl Albertson  
                                  6123 Lyons Road  
                                  Coconut Creek, FL 33073  
                                  [kkalbertson@drhortomn.com](mailto:kkalbertson@drhortomn.com)

Agent                      Lucido and Associates  
                                  Morris A. Crady  
                                  701 SE Ocean Boulevard  
                                  Stuart, FL 34994

**Y. Acronyms**

ADA..... Americans with Disability Act  
 AHJ ..... Authority Having Jurisdiction  
 ARDP..... Active Residential Development Preference  
 BCC..... Board of County Commissioners  
 CGMP ..... Comprehensive Growth Management Plan  
 CIE ..... Capital Improvements Element  
 CIP ..... Capital Improvements Plan  
 FACBC ..... Florida Accessibility Code for Building Construction  
 FDEP..... Florida Department of Environmental Protection  
 FDOT ..... Florida Department of Transportation  
 LDR..... Land Development Regulations  
 LPA ..... Local Planning Agency



MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA .... Water/Waste Water Service Agreement

## ***Z. Attachments***