



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

COSTCO MAJOR MASTER & FINAL SITE PLAN

Applicant and Property Owner:	Nemec Limited Partnership
Agent for the Applicant:	Brandon Ulmer, P.E. Thomas Engineering Group
Contract Purchaser:	Costco Wholesale Corporation
County Project Coordinator:	Paul Schilling, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	C149-003
Application Type and Number:	D006 201500318
Report Number:	2015_1215_C149-003_DRT_Staff_FINAL
Application Received:	10/19/2015
Transmitted:	10/20/2015
Date of Staff Report:	12/15/2015

B. Project description and analysis

This application is a request for Major Master and Final Site Plan approval for a new Costco store with gas station, outparcel and associated infrastructure on approximately 28 acres. The undeveloped subject property is located south of Martin Highway (CR 714) between the Turnpike and High Meadow Avenue (CR 713) in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

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

The current request is for master site plan approval for the entire 28 acres to be developed in two phases. Phase 1 is comprised of the Costco store, gas station and the required infrastructure to support the operation. The Phase 1 final site plan application is included in the current request. Phase 2 is comprised of the 0.93 acre outparcel which will require a separate final site plan application prior to future development. Additionally, both phases are to be part of a future plat application.

The property is located within the Primary Urban Service District. As such, there is an expectation and a requirement that the full range of urban services are either in place or will be provided to the site at adopted levels of service.

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	Paul Schilling	288-5473	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	Comply
G	Development Review	Paul Schilling	288-5473	Non-Comply
H	Urban Design	Paul Schilling	288-5473	Non-Comply
H	Community Redevelopment	Paul Schilling	288-5473	N/A
I	Property Management	Colleen Holmes	288-5793	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjoholm	288-5909	Non-Comply
K	Transportation	Stephanie Molloy	223-4858	Non-Comply
L	County Surveyor	Michael O'Brien	288-5418	N/A
M	Engineering	Lisa Wichser	288-5466	Non-Comply
N	Addressing	Emily Kohler	288-5692	Non-Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Debra McCaughey	219-4942	N/A
Q	ADA	Bob Steiner	221-1396	Non-Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Garret Grabowski	219-1200	N/A
S	County Attorney	Krista Storey	288-5443	On-going
T	Adequate Public Facilities	Paul Schilling	288-5473	Review Pending

D. Review Board action

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

Pursuant to Section 10.1.F, LDR, it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

Article 10, Section 10.2.D.3. pertaining to review cycles states,

3. *Planned Unit Developments and Developments of Regional Impact shall be allowed three (3) resubmittals without payment of a resubmittal fee. All other development applications*

noted in Section 10.1.D are allowed a single resubmittal of application materials, without payment of additional review fees. Up to two (2) additional submittals (hereinafter referred to as "elective submittals") shall be allowed with payment of a resubmittal fee. The resubmittal fee for elective submittals shall be established by resolution, taking into consideration the non-substantial or substantial nature of the elective resubmittal and the magnitude of the review required of any revised portion of the application. The applicant shall have ninety (90) days from the issuance date of the report to resubmit. The County Administrator may grant one (1) extension not to exceed 60 days upon a showing of good cause.

If the applicant fails to meet the resubmittal deadline including any approved extension period, the application shall be terminated, unless the applicant gives notice that an elective resubmittal will be made. The elective resubmittal shall be made within 90 days from the date the prior resubmittal was due, and shall include the resubmittal fee established by resolution. All traffic studies, surveys and other documents that have expired must be updated by the applicant.

The applicant's resubmittal may include a request that disputed items be transmitted to the final decision maker for resolution

E. Location and site information

The undeveloped subject property is approximately 28 acres and located south of Martin Highway (CR 714) between the Turnpike and High Meadow Avenue (CR 713) in Palm City.

Parcel number(s):

24-38-40-000-007-0000.0-10000

24-38-40-000-010-0000.0-50000

24-38-40-000-011-0000.0-30000

Zoning: LI, Limited Industrial

Future land use: Industrial

Commission district: 5

Municipal service taxing unit: Western MSTU Two

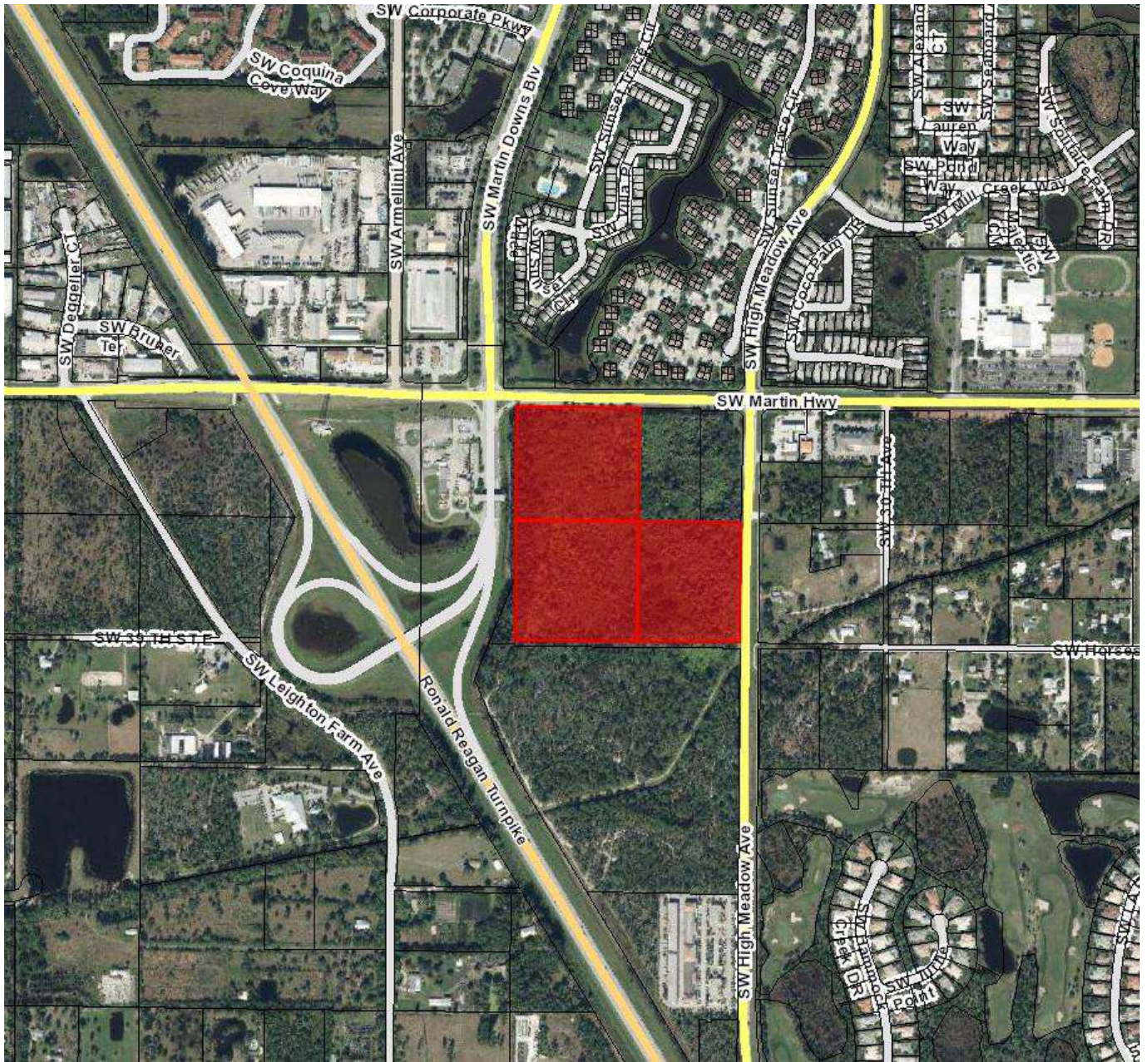
Planning area: Palm City

Taxing district: D

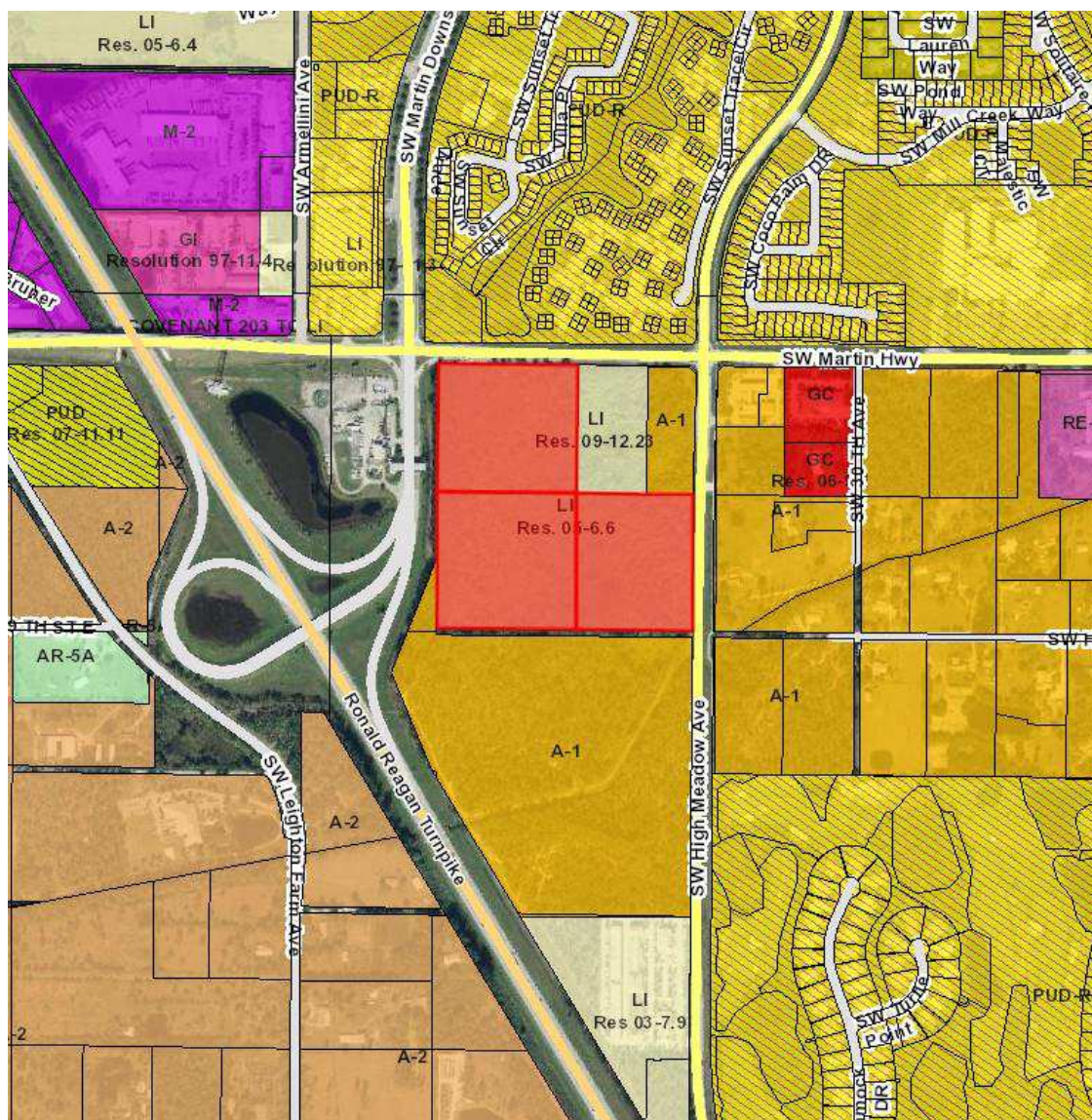
Traffic analysis zone: 48

Urban services district: Primary

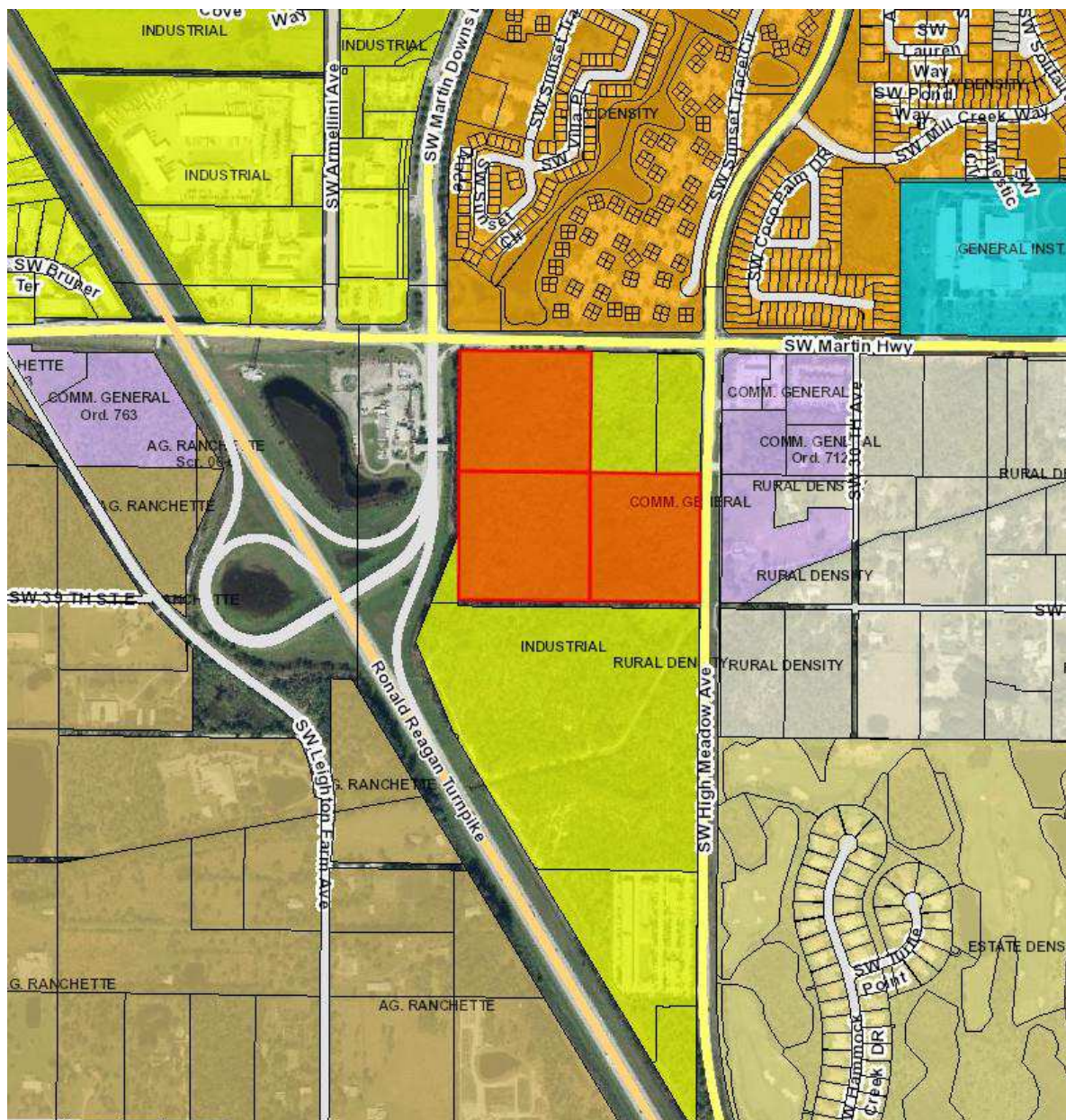
LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



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

Unresolved Issues:

Staff cannot recommend compliance until such time as the unresolved issues identified elsewhere in this report are complied.

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

Unresolved Issues:

Item #1:

Master Site Plan

A complete site plan is required as part of the application. [Section 10.2 and 10.11 LDR, MCC]

1. The maximum building height within the LI zoning district is 30 feet. The majority of the proposed building is shown at a height of 34 feet including the 4 foot high parapet walls. However, there are portions of the building which indicate a height of 36 feet including a 6 foot high parapet wall. This is not in compliance with Section 3.14. The maximum height of parapet walls shall be limited to 4 feet pursuant to Section 3.14.B.2. The plans must be revised to demonstrate compliance with the maximum height of 34 feet including the 4 foot high parapet walls.
2. Site Note 8 on master site plan makes reference to "City of Orlando R.O.W". Please revise.
3. Site Note 9 on the master site plan must be removed
4. Notes on master site plan under Transit Stop and Public Art must be clarified.
5. The narrative states 18 fueling pumps are proposed. However, the proposed master site plan appears to indicate 16 fueling pumps are proposed. Please clarify.

6. The Site Data table does not accurately list the following:

Open space calculation must be provided on the site plan.

All proposed preserve areas and buffers must be identified by type and separate calculations by type must be provided.

All proposed impervious areas must be identified by type (building, parking - see site plan) and separate calculations by type must be provided.

All water bodies and drainage areas must be identified by type and separate calculations by type must be provided.

Future Land Use is listed as vacant. Must be corrected to Industrial.

Correct the spelling of zonning to zoning.

7. The ADA Accessibility Notes are not required on the master site plan. Please remove.

8. The Crime Prevention and Transit Stop notes are not required on the master site plan. Please remove.

Item #4:

Final Site Plan

A complete site plan is required as part of the application. [Section 10.2 and 10.11 LDR, MCC]

1. The Site Data table must be shown on the final site plan.
2. The M.O.T General Notes are not required on the final site plan. Please remove.
3. The narrative states 18 fueling pumps are proposed. However, the proposed final site plan appears to indicate 16 fueling pumps are proposed. Please clarify.

Item #5:

Consistency with Other Plans

The master site plan and final site plan must be consistent. Please revise as needed to ensure that each one accurately details all required information and eliminate any inconsistent items.

Item #6:

Plat

Is the applicant proposing to create a plat? If so, all parcels, tracts, etc. must be clearly identified on the master and final site plan. A separate plat application, that is consistent with the final site plan must be submitted and approved prior to sale of the outparcel.

Item #7:

Lighting Plan

The lighting plan Sheet SE-1 indicates the proposed light poles to be at a height of 36' 6" inches.

This is not in compliance with Section 4.873.C.

Please revise the lighting plan to demonstrate compliance with Section 4.873.C.

Lighting fixtures shall be a maximum of 30 feet in height within a parking lot and shall be a maximum of 20 feet in height within non-vehicular pedestrian areas.

Item #8:

Please provide details of the proposed awnings on front of building.

Additional Information:

Information #1:

Timetable Of Development - Master

The timetable of development for master site plans cannot exceed five years from the time of approval. [Section 10.1 and 5.32, LDR, MCC]

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. [Section 10.1 and 5.32, LDR, MCC]

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

Urban Design

Unresolved Issues:

Item #1:

Section 4.872.A – Purpose and Intent:

All commercial buildings and structures should be designed to maintain and enhance the attractiveness of the streetscape and the existing architectural design of the community. Buildings and structures should have architectural features and patterns that reflect human scale and proportions, reduce massing and recognize local character. Facades should be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be consistent with the community identity and character through the use of detail and scale.

Compliance with Section 4.872.A. has not been demonstrated. The vertical scale and mass of the structure, the lack of human scale elements and consistency with the local character are an issue. Some success in reducing the vertical scale has been achieved through the exterior cladding; however, on nearly the entire length of both primary facades, the exterior walls are still essentially, 34 foot tall continuous wall planes with only wall cladding and thin projected canopies sporadically breaking the monolithic appearance. The required 2 foot stepping of the parapets does little reduce the vertical scale of the structure. This type of wall plane, without window openings or any other type of architectural features (other than wall cladding variations), is not consistent with the community's identity and character, nor does it reflect a human scale.

One design element that could be employed to help achieve the desired scale / mass reduction is the addition of sloped roof elements to building exterior. These elements could be in the form of sloped roof pedestrian arcades in lieu of some of the proposed projected type, or sloped mansard type roof elements in lieu of some of the roof parapet sections. These type design elements could help reduce the visual scale and mass of the structure and may help achieve an image that is more consistent with the community identity and relation to human scale. Please note that these design elements are only suggestions and should not be considered as the only means to achieve this Code's objectives. When making their decision, the applicant should consider selecting a design element that could satisfy both, the additional architectural design feature required as defined below, as well as the concerns addressed in this section. The applicant should investigate alternative design options to reduce the visual mass of the proposed customer entry portico structure, with perhaps, sloped roof elements as well.

Item #2:

Section 4.872.B - Control of Building Mass:

On the ground floor of any primary facade, no continuous wall plane shall exceed 100 linear feet, nor shall any single wall plane constitute more than 60% of a building total length. A wall plane shall be off-set a minimum of 3 feet from the adjacent wall plane and a minimum of eight feet in length to be

considered a separate wall plane.

However, any portion of a wall plane having a pedestrian arcade extending a minimum of eight feet out from such wall, shall be considered a separate wall plane, provided that such arcade does not extend uninterrupted farther than 120 linear feet.

Both primary building facades appear to comply with building mass requirements for wall plane off-set, primarily through the use of pedestrian arcade canopies projecting from the face of the building. However, no identification of the distance these canopies project from the building was found in the submission. To receive credit as a separate wall planes, please provide a detail or note at resubmission indicating that the canopies project a minimum of eight feet from the building face.

Item #3:

Section 4.872.C - Primary Facades:

Consistent Architectural Style: The primary facades of all buildings and structures shall be designed with consistent architectural style, detail and trim features.

Compliance with Section 4.872.C. has not been demonstrated. The primary façades of the retail warehouse structure are consistent in architectural style, details and features; however, more architectural consistency is required between the fuel station cashiers/restroom building and retail structure.

Item #4:

Minimum Design Features: All primary facades on the ground floor shall have at least four of the design features identified in Section 4.872.C.2 of the LDR, along a minimum of 50% of their horizontal length. Compliance with Section 4.872.C.2 has not been demonstrated. Only the three following design features could be identified on over 50% of each of the primary building façades of the retail warehouse structure;

Item c. – Pedestrian arcades

Item d. – Raised parapet (portico structure) over a customer entrance

Item j. – Architectural details in the form of split face CMU pilasters, wall veneers and water sill reliefs. Please provide (or identify) the 4th design feature required on each primary façade at resubmission.

Item #5:

Artwork for Large Commercial Developments: In addition to all other requirements of this subsection 4.872.C., large commercial developments shall provide a public display of artwork, such as but not limited to sculpture, mural or tile mosaic. The artwork may be placed on any outdoor portion of the site which is available for public viewing. Developers providing artwork in accordance with this paragraph are encouraged to coordinate with the Public Art Advisory Board.

Compliance with Section 4.872.C. has not been demonstrated. Please provide graphics, specifications and indicate the proposed location for the artwork required for this project in the Site Plan resubmission.

Item #6:

Section 4.872.F – Roofs

Generally: Variation in roof lines shall be used to add interest to and reduce the massing of buildings. Roof features should be in scale with building mass and should complement the character or adjoining or adjacent buildings and neighborhoods whenever possible. Roofing material should be constructed of durable high quality material in order to enhance the appearance and attractiveness of the community, Compliance with Section 4.872.F. has not been demonstrated. Proposed roof line variations do not successfully add interest or help reduce the massing of the building. This comment is in direct relation

to, and is more thoroughly addressed in Section 4.872.A comments.

Item #7:

Flat Roofs: Flat roofs shall have a parapet of at least one foot in height along any primary façade and shall have at least two changes in height of a minimum of two feet along each primary façade. Provide 12” height, three-dimensional cornice treatments with a minimum of three reliefs along entire length of the primary facades

Stepped parapets and 12” high cornices that comply have been indicated on all primary & secondary building façades however, a cornice detail / note needs to be provided in the Site Plan resubmission illustrating compliance with the 3 relief minimum cornice requirements.

Item #8:

Section 4.873.A - Bicycle and Pedestrian Access:

All commercial development should be designed to provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle ways and to provide safe passage from public rights-of-way to the building(s) within the commercial development, between adjoining developments, and between alternative modes of transportation. Wherever possible, pedestrian ways should be constructed of paver blocks, stamped or colored concrete or similar materials that clearly distinguish them from vehicular use areas and promote traffic calming.

Compliance with Section 4.873.A. has not been demonstrated. A pedestrian path(s) from public sidewalk(s) to building entrance(s) and bike rack(s) has been provided; however, please note or detail on the Site Plan resubmission some form of alternative surface treatment for pedestrian paths that are within or cross vehicular use areas and drives.

Structural or vegetative shading shall be provided along pedestrian ways at intervals of no greater than 70 feet.

It is assumed, based on Martin County landscape requirements and pedestrian arcade canopies provided along the primary building facades, that the shading requirement has been achieved. However, please demonstrate and note on the Site Plan resubmission that all pedestrian ways (sidewalks & paths) within the development and bordering the right-of-ways do comply with the shading requirements.

Item #9:

Section 4.873.B - Bicycle and Pedestrian Amenities:

Bicycle and pedestrian amenities shall be provided as determined by square footage of building on the site as schedule in this Code. These amenities maybe incorporated into a pedestrian arcade or similar feature that otherwise meets the requirements of this Division 20. Bike racks shall be provided within 50 feet of any customer entrance. The design of all amenities shall be of durable, long-lasting materials consistent with the design of the principle structures on the site and the principles found in Bicycle Facilities Planning and Design Handbook (FDOT 1997). Benches shall be not less than 6 feet in length and shall structural or vegetative shading. Required bike racks shall be the inverted “U” type and shall be designed to store a minimum of 6 bicycles each

Compliance with Section 4.873.B. has not been demonstrated. For a project of this square footage, a minimum of 4 bike racks, 4 benches and one outdoor water fountain is required. The minimum number of bike racks has been provided within 50 feet of customer & service entrances; however, the 4 required benches and outdoor water fountain could not be located in the plan submission. Please indicate the location of these items and their general specifications or details in the Site plan resubmission.

Item #10:

Section 4.873.C - Lighting:

Exterior light fixtures shall not exceed 30 feet in height within vehicular areas or 20 feet in non-vehicular pedestrian areas.

Compliance with Section 4.873.C. has not been demonstrated. Parking lot light poles exceed the 30 foot maximum height limitation requirement.

Item #11:

Section 4.873.D – Screening of Mechanical Equipment

The required screening of roof mounted mechanical equipment including air conditioning units and ductwork shall be as follows: when located on a flat roof, roof shall provide full parapet coverage a minimum of four feet in height, or to the highest point of the mechanical equipment whichever is lower. All mechanical equipment shall comply with the provisions of Article XI, Noise, of Article 12, Environmental Control of the Code of Laws and Ordinances

Compliance with Section 4.873.D. has not been demonstrated. More information is needed to determine compliance. Some parapets are less than 48” in height and any proposed roof top equipment has not been shown in plan or elevation at this point. Equipment locations and heights above roof deck need to be identified and required equipment screening illustrated in the Site Plan resubmission.

Item #12:

Section 4.873.E – Public Transit Stops

Any development providing more than 200 parking spaces and is located adjacent to any arterial or collector street shall designate a minimum 100 square foot area immediately adjacent to the right-of-way line of the arterial / collector street, indicating location on the site plan as a future transit stop.

Compliance with Section 4.873.E. has not been demonstrated. Please coordinate the proposed location with County staff and identify on the Site Plan resubmission.

Additional Information:

Information #1:

Windows: Windows shall include visually prominent sills, shutters, stucco reliefs, awnings or other such forms of framing.

Windows are not a design feature included in this project. However if windows are added as the 4th required design feature, compliance with this subsection will be required.

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

Unresolved Issues:

Item #1:

Property Management

The applicant is required to donate right-of-way for a turn lane on Martin Highway and a 15 foot strip of right-of-way and 6 foot sidewalk on High Meadow. The following must be provided by the applicant for these donations as listed below:

Item #2:

Title Commitment

The following are required:

1. Original title commitment of the proposed dedication site is required.
2. Proposed insured is "Martin County, a political subdivision of the State of Florida."
3. "Insurable amount" is subject to approval by the Property Management Division.
4. Legible copies of all documents listed within the B-II exceptions.

Item #3:

Survey

The following are required:

1. Provide four (4) original signed and sealed surveys of the dedication site.
2. State that it was "prepared with the benefit of title exam", reference the Title commitment company, commitment number, date and time.
3. All plot-able title exceptions noted in the Title commitment must be plotted out where possible.
4. If a Plat or P.U.D. the survey's legal description must match the dedication site shown on the proposed Plat or P.U.D.
5. Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company and include the subject parcel id numbers.
6. Provide 3 sketches and legal descriptions for the dedicated rights-of-way.

Item #4:

Environmental Site Assessment Phase I

The following are required:

1. Clean environmental assessment report of the proposed dedication site.
2. Report must be less than six (6) months old. If not, include a current update letter from the ESA firm.
3. The report must provide a statement to the effect that "Martin County can rely on the results of the report."

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

Environmental

Unresolved Issues:

Item #1:

Preserve Area Management Plan - PAMP

The environmental assessment states the wetland and wetland buffer areas are heavily infested with exotic vegetation such as melaleuca. In order to effectively remove and treat the exotics, will heavy machinery be utilized for exotic removal? Please explain and provide additional information in the PAMP on exotic removal methods as necessary.

The spacing proposed for pine tree plantings within the wetland buffer is likely too high to mimic

natural conditions found within common native habitat in south Florida. Are there existing pine and oak trees in the preserve to compensate for the plantings? Please explain. In addition, please use the species variety *pinus densa* instead of *pinus elliottii* as the dense is more adapted to conditions in south Florida.

Please add language to the PAMP to acknowledge that a bond for 100 percent of the cost of exotic vegetation removal, replanting, maintenance and monitoring shall be required for a period of two years from the date the planting is completed pursuant to Section 4.2.G.2.h, LDR, Martin County Code. The bond and associated paperwork will be required prior to issuance of a Certificate of Occupancy on the primary structure.

Item #2:

Surface Water Management

1. The stormwater system appears to be designed to outfall in the wetland preserve area near the south end of the project. Please demonstrate the stormwater system is designed to assure that the water quality, rate of runoff and seasonal runoff volume are equal to natural conditions. Timing and volume of water discharge shall be appropriate to restore and/or maintain the natural wetland hydroperiod.
2. Please provide the wetland normal pool and seasonal high water elevations in NAVD and explain if the proposed control elevation of the surface water system will be set based on the wetland water elevations to maintain wetland hydrology.
3. Staff recommends extending the proposed outfall structure to the delineated wetland line or show a swale through the wetland buffer to ensure positive conveyance of treated stormwater into the wetland.

Item #3:

Land Clearing Plan

The following shall be included on the land-clearing page:

1. Location and limits of areas to be cleared.
2. Locations of on-site and adjacent preserve areas or wetlands.
3. Locations of preserve area barricades (orange mesh safety fence) to be installed along the preserve boundary.
4. Erosion control devices (silt fencing) located at least 5' from preserve areas.
5. Location of tree protection barricades, where warranted.
6. Location of on-site posted land clearing permit and permit box (to retain approved plan).
7. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.

8. Provide construction details for the installation preserve area barricades (orange mesh safety fence).
9. Please show the use of silt fencing and orange mesh safety fence along the preserve boundary south of the proposed access road off High Meadow Ave.
10. Please remove notes for bailed hay or straw barriers as there use adjacent to preserve areas can potentially be ineffective and disperse unwanted exotic vegetation into the preserve.
11. Include the text: 'Property corners shall be located by a licensed land surveyor and clearly marked in the field prior to the Engineering Department's pre-construction meeting for site development.
12. Include the text: 'Authorization to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box, its location shown elsewhere on this page.
13. Include the text: 'No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
14. Include the text: 'A Land Clearing Permit may be obtained subsequent to the satisfactory inspection of the control structures and barricades. This permit shall be posted in the permit box, its location shown elsewhere on this page.
15. Include the text: 'All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
16. Include the text: 'Following certification of occupancy for the development, all barricades and erosion control devices shall be removed and disposed of by the contractor.

Item #4:

Littoral Plan General Requirements

Littoral Planting Criteria

Final Site Plan:

Please identify the areal extent of lake littoral and upland transitional planting areas on the Final Site Plan. Include information quantifying the total linear footage of lake to be constructed and square footage of planted littoral and upland transitional area to be planted.

Construction Plans:

Cross sections, signed and sealed by a Florida registered engineer and/or land surveyor, as appropriate, showing:

- a. Elevation of existing ground;
- b. Peak elevation of proposed fill;
- c. Lowest point of proposed excavation;
- d. Typical side slopes; and

- e. The littoral, upland and transitional zones and elevations (see criteria below).

Landscape Plans:

- a. A littoral, upland and transitional buffer zones plan, including a planting plan, and a lake management plan prepared by a qualified environmental consultant with experience in restoration ecology.

(Section 4.343.A., LDRs)

The planting plan should include:

1. The species and number of plants to be used; the location and dimensions of littoral, and upland and transitional areas; typical cross section of planted littoral, upland and transitional areas and the methods for planting and ensuring survival of the plants.
2. The littoral zone area shall include a total area of at least ten square feet per linear foot of lake perimeter. The littoral zone planting area consists of that area between one foot above control water elevation to four feet below control water elevation. Please include a table to show the linear footage of proposed lakes relative to square footage of littoral and upland transitional vegetation to be provided attendant to each.
3. The native upland and transitional zone buffer area shall also include a total area of at least ten square feet per linear foot of lake perimeter. The native upland and transitional zone planting area consists of that area beyond the landward extent of the littoral zone planting area. The native upland and transitional zone buffer may consist of preserved or planted vegetation, but shall include trees, understory and ground cover of native species only.
4. Where habitat islands are not included in the construction of the lake, a minimum of 50 percent of the lake perimeter will be provided with a vegetated extended littoral zone shelf and upland and transitional zone.
5. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or sodded to the satisfaction of the Growth Management Department upon completion of the lake construction.

Littoral Management Plan

As a referenced PAMP appendix, please provide for a lake management plan prepared by a qualified environmental consultant with experience in restoration ecology. The plan shall provide for the following:

- a. A description of how vegetation is to be established including the extent, method, type, and timing of any planting provided.
- b. A description of the water management procedures to be followed to assure the continued viability and health of the plantings.
- c. Siltation avoidance. Water management systems such as swales and interconnected wetlands and lakes shall be specifically designed to inhibit siltation of the lakes and wetlands and the eutrophication process. The permittee shall submit a written environmental management and lake monitoring plan specifying system monitoring methods and corrective actions should siltation or eutrophication occur.

d. A written strategy that identifies who shall be responsible for regular monitoring and removal of noxious, pest plant, and exotic species in order to assure a continued healthy diversity in littoral zone vegetation.

Performance Standards

The plat, if applicable, the PAMP, and the restrictive covenant and property owners association documents shall contain the following statement:

"It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas."

Sec. 4.350. Guarantee and performance bond requirement.

A three-year performance bond/security is required to ensure that restoration of the excavation and/or fill or mining site shall be completed, including items such as, but not limited to, general clean-up, grading, and revegetation of the lake banks, littoral zones and upland transition zone. The amount of the security shall be approved by the County Engineer, and shall be based on 110 percent of a cost estimate prepared by a Florida registered engineer for the general clean-up, grading, and site restoration including the required littoral zone and upland plantings by an environmental professional. The guarantees for phased projects may be bonded separately.

Sec. 4.351. Compliance certification.

Within 30 days of the completion of the excavation and/or filling or mining, a Florida registered professional engineer, a Florida registered professional surveyor and mapper, or a Florida registered professional landscape architect shall certify that the excavation was constructed in substantial conformance with the plans and specifications approved by the county. The following certification statement must also appear on the certification report:

I hereby notify Martin County of the completion of all excavation and filling for the above referenced project and certify that they have been constructed in conformance with the plans and specifications permitted by the county including, but not limited to, all area and quantities of vegetated littoral and upland buffer zones, all excavation and fill material quantities, excavation depths, and natural resources protection. (A copy of the approved permit drawings is attached.) I hereby affix my seal this _____ day of _____, 20_____.

Item #5:

General Compliance-Environmental

Please address the following comments regarding the environmental waiver application:

1. Please submit a processing fee of \$440 in order for the review of the waiver to continue. Request for approval of an environmental waiver is a separate application process that will be

reviewed concurrently with the development order application.

2. Staff has reviewed your analysis provided to demonstrate a need for access to uplands under Section 4.3.B, LDR, Martin County Code. Under this section, the county Growth Management Department shall certify in writing that the encroachment is the least damaging alternative and the encroachment is the minimum encroachment capable of providing the required access. The access currently shown into the property from High Meadow Ave. is proposing to impact 0.45 acres of wetland and 0.10 acres of wetland buffer. It states in the analysis this location was chosen to minimize wetland impacts and to meet a 100 foot offset from the south property line in order to maintain existing access to Danforth Creek. Has the applicant explored the possibility to utilize this existing access that could result being a less damaging alternative to the currently proposed access? The boundary survey also shows an existing platted public right-of-way located just south of the property line. Has the applicant looked into using this existing right-of-way as access that could potentially be shared with the adjacent property owner to minimize wetland impacts? Please explain.
3. Please revise your analysis to provide additional information on all potential and alternative access locations, including data showing proposed impacts to wetlands and wetland buffer for each potential access location. It is the burden of the applicant to demonstrate the access location will be the least damaging alternative capable of providing the required access.
4. Please demonstrate that the proposed encroachment (impacts to wetlands and wetland buffers) is the minimum capable of providing the required access. Cross-section F-F on the construction plans show an unspecified width proposed for a filled backslope area adjacent to the access road and sidewalk. Please consider the use of a retaining/stem wall instead of a filled backslope to reduce and minimize impacts to wetland and wetland buffers. Please revise the construction plans as necessary.
5. When will the proposed access off of High Meadow Ave. be constructed? Will this access be needed for construction purposes? Please explain.

Item #6:

General Compliance-Environmental
Final Site Plan and Construction Plans

1. Please add the following notes to the final site plan:
"All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas as provided on the plans approved with the development order."

"It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas."

2. Please label the wetland buffer in Section L-L on page C-6.1 to make clear that proposed construction is meeting the required setbacks to preserve areas.
3. Please provide a breakdown of the preserve area acreages under the site data table. Specifically, the area of wetland, wetland creation, and wetland buffer on the property.
4. Please show the locations of the preserve area signs on the final site plan and construction plans. County code requires a preserve area sign every 500 feet along the preserve boundary.

Landscape

Unresolved Issues:

Item #1:

Landscape Tabular Data

Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas, and square footage of vehicular use areas (Ref. Section 4.662.A.10, LDR). Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

Please also include the following:

- a. Document compliance with the requirement that twenty (20) percent of the total developed area shall be landscaped.
- b. Document that nonresidential developments provide at least one tree per 2,500 square feet of site area.
- c. Identify each species intended to meet the required trees, shrubs, and ground cover separately in the tabular data. Tabular data shall also indicate calculations of the minimum total number of trees and shrubs to be planted based upon the proposed developed area and separately based upon quantities required to meet vehicular use planting requirements and bufferyard requirements.
- d. Identify proposed FL native plant species in the Landscape Tabular Data and demonstrate that at least 75% of required trees and shrubs, and at least 50% of required groundcover species provided are native.

Remedy/Suggestion/Clarification:

Tabulation of site data is not consistent with site plan tabulation. Verify consistency and compliance with Code.

Item #2:

General Landscape Design Standards

Please demonstrate compliance with the following general landscape requirements on the provided

plans:

1. Screening materials and landscaping used to screen service function areas shall be consistent with the design of the primary facades
 - a. The location of all trash, recycling and similar receptacles, including dumpsters, shall be screened with an opaque, six-foot-high masonry wall or fence. A hedge shall be installed around the perimeter of this screen. Where possible, dumpsters shall be sited so as not to be visible from public rights-of-way. Opaque gates shall be used to screen trash receptacles from the view of public rights-of-way. (Section 4.663.A.6., LDR)
 - b. Please label the dumpster/enclosure, and other service function areas and provide enough specificity on the landscape and construction plans to demonstrate compliance with these requirements.
 - c. Mulch material to a minimum compacted depth of three inches is provided for all planting areas when used to supplement ground cover. Cypress mulch may not be used as a mulching material. (Section 4.663.C., LDR)
 - d. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."

Remedy/Suggestion/Clarification:

Provide locations of dumpsters and other service areas. Add note that use of Cypress mulch is prohibited.

Item #3:

Perimeter Vehicular Use Area Requirements-Non-Residential Sites

Please demonstrate compliance with the following criteria for perimeter vehicular use areas (Section 4.663.A.4.a., LDR)

- a. Perimeter shrub requirements around vehicular use areas. Shrubs with 15 to 23 inches of spread shall be planted on three foot centers; shrubs with greater than 23 inches of spread shall be planted on five-foot centers. In no event shall spacing exceed five feet on center, nor shall plants be closer than two feet to the edge of any pavement.
- b. A minimum of twenty-five percent of the total perimeter landscape area is to be in native plantings. Vehicle stops or other design features shall be used so that parked vehicles do not overhang into landscape areas.
- c. Identify sight triangles at all points where an access driveway or roadway intersects a street right-of-way. Plantings in these areas shall not exceed twenty-four inches in height, and criteria shall be provided where appropriate for trees not to obscure visibility or create a traffic hazard in these areas.

Remedy/Suggestion/Clarification:

It appears that wheel stops are not being utilized. Please verify that this overhang area is not included in calculations for landscape or open space.

Item #4:

Perimeter Vehicular Use Area Requirements-Non-Residential Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR].

In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.

Interior landscape areas shall be no less than 12 feet in width, exclusive of curbing. Whenever linear medians at least 50 feet long having shade trees spaced no greater than 15 feet on center are used, the minimum width may be reduced to eight feet exclusive of curbing.

Terminal islands of not less than ten feet in width exclusive of curbing and 18 feet in length shall be provided at each end of a parking row. At least one tree shall be planted in every island.

Interior medians of at least six feet in width exclusive of curbing shall be provided between an interior row of parking spaces and an abutting interior driveway or between abutting rows of parking spaces. At least one tree shall be required for every 30 linear feet of interior median, planted singly or in clusters with tree locations not more than 60 feet apart.

Interior islands shall measure not less than five feet in width exclusive of curbing and 20 feet in length and may be reduced five feet less than the required parking space length. Such islands shall be placed within rows of parking spaces so that there is at least one interior island for every ten parking spaces or portion thereof. At least one tree shall be required per island with the remainder of the island landscaped with grass, ground cover, mulch, shrubs, or other treatment excluding pavement or sand.

For vehicular use areas not utilized for off-street parking, but serving the vehicular access or storage needs of the public (stacking lanes for drive-in banks and restaurants), ten percent of the total paved area of such vehicular use area shall be added to interior landscaping.

Remedy/Suggestion/Clarification:

Provide dimensions of islands and medians exclusive of parking overhang and curbs.

Interior medians have been omitted in multiple parking bays. In accordance with 4.663.A.b.3 delineate where the square footage of these omitted medians has been transferred.

Item #5:

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. The following information shall be provided for trees in the developed area:

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater which is located in the perimeter area of any

development site. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.

2. The development activity shall 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.
3. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.
4. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

Remedy/Suggestion/Clarification:

It is very useful to have a comprehensive tree survey for design and future restoration planning, however, for the purposes of determination of protected trees and mitigation this summary must be clarified to denote which trees are included in the dbh summary and tally. Note - exotic trees and palms should not be included in these totals, nor should trees located in preserve areas. These trees cannot be claimed as mitigation. Also, all hardwoods greater than 8 inches dbh are protected wherever they are, internal or on perimeter. In addition hardwoods greater than 4 inches dbh and pines 8 inches or greater along the perimeter are also protected.

Clarify which trees are being mitigated and what mitigation is proposed to compensate for these removals. Refer to Section 4.666.D. for acceptable schedule of replacement.

Item #6:

Construction Standards - Tree Protection

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and, no use of concrete, paint, chemicals or other foreign substances.
4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

Remedy/Suggestion/Clarification:

The construction plans only indicate a silt fence along the site perimeters and do not indicate methods or details of tree protection. Tree barricades must be shown on the Construction and landscape plans.

Item #7:

Landscape Material Standards-General

Please demonstrate compliance with the following requirements (Section 4.664, LDR):

At least 75 percent of all required landscaping, by category, in the form of trees and shrubs shall consist of native vegetation.

Remedy/Suggestion/Clarification:

While Hymenocallis is a great species it does not meet the definition of a shrub and should instead be included as a groundcover. This change would also facilitate meeting the requirement for 50% native groundcovers. Also please specify that proposed slash pine are the variety 'densa'.

Item #8:

Landscape Protection And Maintenance

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

Protection of required landscaping.

1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

Maintenance of required landscaping.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

Remedy/Suggestion/Clarification:

Add required notes.

Item #9:

Preserve Area Interface Requirements

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

1. Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.

2. Perimeter landscaping. Plantings within perimeter vehicular use landscape areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers pursuant to quantity, size and dimension requirements of section 4.663.A.4., LDR, MCC.

Remedy/Suggestion/Clarification:

Retention areas adjacent to the preserves must be planted with native species.

K. Determination of compliance with transportation requirements - Engineering Department

Unresolved Issues:

Item #1:

Traffic Impact

1. The proposed areas / uses must be consistent with the Final Site Plan. The area must include the 16 proposed gasoline pumps.
2. Trip generation must be consistent with latest ITE Trip Generation Manual.
 - a. In accordance with Section 5.63.B of the Martin County Land Development Regulations, if a proposed land use for a development project is not contained in Article 6, Impact Fees, the pass by capture factor must be approved by the County Administrator. The applicant was advised in the pre-application meeting to use a pass-by capture rate of 20% for the Discount Club, which was determined by the County Engineer and the County's Traffic Engineer on behalf of the County Administrator.
 - b. There can be no internal capture for this development.
 - c. The trip generation for the outparcel must be based upon the most intense or combination of uses. Demonstrate that the maximum number of trips are being generated, for instance a 4,000 square-foot drive-through fast food restaurant and a 3,000 square-foot drive-through bank could be built on the outparcel, which generates more trips than the

- proposed 4,700 square-foot drive-through fast food restaurant .
3. Existing volumes and growth rates must be consistent with latest Roadway LOS Inventory Report. Staff will allow a reduction of the future (beyond 5 years) growth rate to 5%, consistent with staff's analysis used in the County's Transportation Concurrency Annual Report.
 4. Project trips must be appropriately distributed on network. The Martin Metropolitan Planning Organization is finalizing its 2040 Long Range Transportation Plan using the Activity Based Transportation Planning Model. Revise the distribution using this model. Staff is concerned that the Greater Treasure Coast Regional Planning Model (GTCRPM) does not distribute any trips at all to southwestern Port St. Lucie via SW Citrus Boulevard.
 5. In accordance with Section 5.64.B of the Martin County Land Development Regulations, no impact will be de minimis if the sum of the existing roadway volumes and the trips generated from the project would exceed 110% of the adopted level of service capacity of the affected roadway facility. The existing volume on SR-714 (SW Martin Highway) between SW Citrus Boulevard and CR-714 (SW Martin Highway) exceeds 110% of its adopted level of service capacity; therefore, the applicant will be required to take on a more detailed analysis of level of service using accepted FDOT level of service methodology techniques for this link.
 6. The Martin County Board of County Commissioners adopted a Capital Improvement Project for the SR-714 Intersection Improvements in July 2015, which relied solely on the proposed funding from the FDOT. The construction of the intersection improvements of SR-714 (SW Martin Highway) at SW Citrus Boulevard and at SW 42nd Avenue (SR-714 Intersection Improvements) have been removed from the Florida Department of Transportation's (FDOT's) Tentative Work Program for FY16/17 through 20/21 because the design of the widening of SR-714 (SW Martin Highway) from SW Citrus Boulevard to Florida's Turnpike was programmed simultaneously with the design of the intersection improvement at SW 42nd Avenue. The FDOT provided its Tentative Work Program for FY16/17 through 20/21 in September 2015 and the Martin Metropolitan Planning Organization adopted the FDOT's Tentative Work Program at its meeting on October 19, 2015. Because the funds for the construction of the Intersection Improvements have been reallocated by the FDOT, the Martin County Board of County Commissioners has removed the Capital Improvement Project for the SR-714 Intersection Improvements from the Capital Improvement Plan prior to the adoption of the Ordinance incorporating the Capital Improvement Plan into the Capital Improvement Element.
 7. Provide revised intersection analyses for SR-714 (SW Martin Highway) at the Turnpike Entrance, SR-714 (SW Martin Highway) at SW High Meadow Avenue and SW High Meadow Avenue at the Project Entrance. If a signal is warranted at the Project Entrance, the extension of the fiber optic communication network will be required from SR-714 (SW Martin Highway) to SW Golden Bear Way.

L. Determination of compliance with county surveyor - Engineering Department

N/A

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

Unresolved Issues:

Item #1:

Rights Of Way Improvements

1. Provide a note on the Final Site Plan that that restricts access to the outparcel from SR-714 (SW Martin Highway).
2. CR-714 (SW Martin Highway) and CR-713 (SW High Meadow Avenue) are major arterials. The pavement design for an arterial roadway, having a minimum structural number of 4.0 must be used for the turn lanes and roadway widening.
3. Provide cross-sections of roadway improvements on CR-714 (SW Martin Highway) and CR-713 (SW High Meadow Avenue) at 50-foot intervals.
4. As advised in the pre-application meeting, remove the proposed left turn lane from CR-714 (SW Martin Highway).
5. Remove the note "HYDROBLAST EXISTING STRIPING WITHIN LIMITS OF ROADWAY". Refer to Standard Detail R-30 for other pavement additions. Milling and overlaying is required on CR-713 (SW High Meadow Avenue).
6. Revise the Typical Sections of the proposed roadway improvements on CR-713 (SW High Meadow Avenue). Minimum lane width shall be 12-feet. Minimum shoulder width shall be 8-feet (4-feet paved).
7. The length of the approach taper for the northbound left turn lane on CR-713 (SW High Meadow Avenue) must be a minimum of 720-feet. The left and right turn deceleration length must be a minimum of 405-feet.
8. Provide documentation that sufficient water quality treatment and attenuation are provided for the runoff for the additional impervious area.
9. Clarify that Type F Curb is proposed on CR-713 (SW High Meadow Avenue). The Typical Section shows a 4-foot wide curb.
10. Longitudinal change in grade along the proposed southbound right turn lane is 1.13. The maximum change in grade without a vertical curve for this design speed is 0.40.
11. Provide appropriate traffic control signage for CR-714 (SW Martin Highway) and CR-713 (SW High Meadow Avenue).
12. Correct the stationing of the centerline on CR-713 (SW High Meadow Avenue).
13. Identify the Sight Triangles (4.843.F) / Sight distance (DOT Index #546) on the Final Site Plan.
14. For the purpose of Right Of Way Use Permitting, include the proposed utility connections on the roadway improvement plans.

Item #2:

Consistency With Other Plans

Remove Site Note 9 from the Master Site Plan. The Master Site Plan is for conceptual approval and does not grant any permissions to construct improvements. Provisions for lane closures will be addressed in the Right-of-way Use Permit.

Item #3:

Stormwater Management Submitted Materials

1. On the ALTA/ACSM Land Title Survey, Note 9 states, "Elevations shown are based on NAVD of 1988." Note 11 states, "Spot elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29) and are based on survey by Christian Fenex and Associates, LLC...." All elevations must be in the North American Vertical Datum of 1988 (NAVD88).
2. Provide a map that shows the on-site wetlands as well adjacent wetlands, adjacent developments,

- or any significant features, such as the Danforth Creek.
- 3. Provide documentation to substantiate the assumed ground water table elevation.
- 4. Provide a copy of the applicable FEMA FIRM Map or the Coastal High Hazard Area Map. Neither were provided.

Item #4:

Stormwater Management Pre-Development

1. Provide a narrative in the Stormwater Management Report that adequately describes the following as required with the referenced sections of Article 4, Division 9:
 - a. Existing site conditions (4.385.A)
 - b. Perimeter conditions (4.385.A)
 - c. Surrounding conditions and off-site flows passing through site (4.386.B)
 - d. Legal positive outfall (4.386.F)
 - e. Flood plain encroachment (4.384, 4.386.C)
 - f. Proposed analysis of water quality treatment volume (4.386.I)
2. Provide an overall drawing or map:
 - a. That shows the on-site wetlands as well as the adjacent wetlands, adjacent developments, or any significant features, such as the Danforth Creek (4.385.A),
 - b. That shows the pre-development basin boundaries.
3. The wet season water table elevation (WSWT) is not acceptable because it (4.385.A) is unsubstantiated.
4. The pre-development runoff rate is not acceptable because the:
 - a. Rational method is not an acceptable calculation; use NRCS, SFWMD, or TR-55 for predevelopment runoff
 - b. Available soil storage is inconsistent with Volume IV of the SFWMD ERP Manual; the soils storage used was from SFWMD Vol IV for normal sandy soils, however, the soil most prominent on site is Nettles Sand, which is more indicative of the Flatwoods, with water table elevations between 15 inches and 40 inches. The Soil Storage for Flatwoods should be utilized with a 25% reduction for soil compaction.
 - c. Ability of the soils to percolate has not been adequately demonstrated (4.385.A); the recovery analysis utilizes a modified version of the exfiltration trench formula. The hydraulic conductivity (K) value used is unsubstantiated.
 - d. Off-site flows are not adequately addressed (4.385.A & 4.386.B)
 - e. Runoff rates for previously permitted projects in the area have not been provided
5. Rainfall intensity for the 25-year, 72-hour storm event is inconsistent with Volume IV of the SFWMD ERP Manual; use 11 inches.
6. The water quality calculation is not acceptable because:
 - a. The dry detention pond or swale bottom elevation must be at least 1-foot higher than the WSWT elevation (4.386.I); however, the WSWT elevation has not been substantiated.
 - b. It does not provide for 3-inches of rainfall over the percent of impervious project area (4.386.I) (total impervious area less lakes, preserves, and wetlands; roof areas are included); [% imperv = (Roof + Pavt) / (Total - Lakes - Preserves - Wetlands)]
7. The total water quality treatment volume must be (4.386.I):
 - a. Increased by a safety factor of 1.25 for dry detention
 - b. Increased by a safety factor of 1.50 for wet detention

Item #5:

Stormwater Management Post-Development

1. Provide an overall drawing or map that shows the post-development basin boundaries.
2. The post-development runoff (flood routing) calculations are not acceptable because the:
 - a. Available soil storage is inconsistent with Volume IV of the SFWMD ERP Manual; the soils storage used was from SFWMD Vol IV for normal sandy soils, however, the soil most prominent on site is Nettles Sand, which is more indicative of the Flatwoods, with water table elevations between 15 inches and 40 inches. The Soil Storage for Flatwoods should be utilized with a 25% reduction for soil compaction.
 - b. Available soil storage area does not match the site plan; the acreages used in the stage / storage calculations do not match the acreages in the calculations and the Final Site Plan. Stage / Storage grading assumptions are not consistent with plans. Vertical storage should be used for lake storage.
 - c. Off-site flows are not adequately addressed (Stormwater and Flood Protection Standards For Design and Review)
 - d. Runoff rate is higher than the pre-development rate (4.386.B.10 & 4.386.G); the pre-development discharge rate was determined by the rational method which is not acceptable. Calculate the pre-development rate by an acceptable methodology.
 - e. In the 10-year, 24-hour storm event (4.843.D.3), the tail water condition in the modeling is a constant EL 13.00; explain how there is not a peak condition. The Danforth Creek Stormwater Quality Retrofit Project Report indicates an existing condition 10 year / 1-day storm event is approximately EL 15.25 in this area. The modeled 10-yr, 1day storm event is EL 15.44. Plan does indicate that the park lot grading is above the modeled results for the 10-year, 24-hour storm event.
 - f. In the 25-year, 72-hour storm event (4.386.G.1), the tail water condition in the modeling is a constant EL 13.00; explain how there is not a peak condition and how this condition can be the same as the conditions for the lesser storm event. The Danforth Creek Stormwater Quality Retrofit Project Report indicates an existing condition 25 year / 3 day storm event elevation above EL 15.5 in this area. The modeled 25-yr, 3-day storm event is EL 16.33. Plan does indicate that the perimeter berm grading is above the modeled results for the 25-year, 72-hour storm event.
 - g. In the 100-year, 72-hour storm event (4.386.C.1.c & SFWMD ERP Manual, Volume IV and 4.386.B), the tail water condition in the modeling is a constant EL 13.00; explain how there is not a peak condition and how this condition can be the same as the conditions for the lesser storm event. The Danforth Creek Stormwater Quality Retrofit Project Report indicates an existing condition 100 year / 3 day storm event elevation above EL 16.0 in this area. The modeled 100-yr, 3-day storm event is EL 16.68. Plan does indicate that the minimum finish floor elevation is above the modeled results for the 100-year, 72-hour storm event.
3. The rainfall intensity for the 25-year, 72-hour storm event is inconsistent with Volume IV of the SFWMD ERP Manual.
4. The recovery time is not acceptable because:
 - a. The system does not recover half of the runoff volume within 24 hours and five days (4.386.I.4); the calculation is not provided. Submit the hydrograph to substantiate. Calculations to size the bleeder are not provided.
 - b. The system does not recover 90-percent of entire volume in 12 days from cessation of the storm event (4.386.I.4); the recovery analysis utilizes a modified version of the exfiltration trench formula. The hydraulic conductivity (K) value used is unsubstantiated.

Please submit the hydrograph to substantiate.

- c. The invert for the bleeder is not one inch above pond bottom for the dry detention system (4.386.I.4.c.2); although the detail of the control structure bleeder is not provided in the construction drawings, it appears from the modeling, that the invert of the bleeder is set at EL 14.0, which is the bottom of the dry detention areas.
- d. The invert for the bleeder is not at the WSWT for the wet detention system (4.386.I.4.d.2); the Control Elevation of the wet detention area is at proposed at EL 13.0; the bleeder invert is set at EL 14.0; it is unclear why, and how the last 1 foot of volume in the lake would recovery in 12 days. The interpolated WQ elevation of EL 14.80 does not match the stage / storage volumes.
- e. Wet detention: Minimum 14-day wet season residence time (4.386.I.4.d.1) calculations were not provided.

Item #6:

Stormwater Management Concept Plan

1. The following items were not submitted as required by the referenced sections of Article 4, Division 9 or the Stormwater and Flood Protection Standards for Design and Review:
 - a. An overall drainage map (4.385.A)
 - b. Detail of the control structure.
 - c. A density / compaction requirement for the backfill of the pipes.
2. Explain the role of "Bohler Engineering" that is referenced in the General Notes.
3. The following plan components are inconsistent with the stormwater management report as required by the referenced sections of Article 4, Division 9 or the Stormwater and Flood Protection Standards for Design and Review because:
 - a. The impervious and pervious areas do not agree; the areas of the wet detention and dry detention on the construction plans appear to be smaller than the acreages used in the stage/storage calculations.
 - b. The invert elevation of the bleeder is not adequate (4.386.I.4.c.(2)); no detail of the control structure bleeder is provided in the construction plans. From the modeling, it appears the bleeder is a rectangular notch, 0.25 feet wide, with an invert elevation set at EL 14.0, and a top of structure at EL 15.0. The top of structure acts as the weir and is 4 feet in diameter. The plans show the Proposed (C-4) Control Structure No. 30 as a 4-foot diameter circular catch basin with a USF 6209 grate. Submit sizing calculations and details of the control structure.
 - c. The weir elevation or length is not adequate (Sect 1.7.A.2.d) - Calculations to size the bleeder and weir are not provided. Submit sizing calculations and details of the control structure.
 - d. The off-site flows entering property boundary are not identified.
 - e. The minimum roadway (10-year, 24-hour stage) elevation has not been met (Table 4.19.4) - Plan does indicate that the park lot grading is above the modeled results for the 10-year, 24-hour storm event, however, modeling does not account for a peak in the tail water.
 - f. The minimum perimeter berm (25-year, 72-hour stage) elevation has not been met (SFWMD ERP manual volume IV) - Plan does indicate that the perimeter berm grading is at or above the modeled results for the 25-year, 72-hour storm event, however, modeling does not account for a peak in the tail water.
 - g. The minimum finished floor (100-year, 72-hour stage) elevation has not been met

- (4.386.C) - Plan does indicate that the minimum finish floor elevation is at or above the modeled results for the 100-year, 72-hour storm event, however, modeling does not account for a peak in the tail water.
- h. The off-site flows entering property boundary are not identified (Sect 1.7.A.2.b) - Off site flows are not addressed.
4. As required by the referenced sections of Article 4, Division 9 or the Stormwater and Flood Protection Standards for Design and Review, the following plan components or specifications are not acceptable because:
- a. Provisions for removal of oils and sedimentation are not provided (sect 1.1 B) – Provide provisions for removal of oil and sediments.
 - b. Construction is proposed within 5 feet of the wetland / upland buffer (4.2.E) - Cross section and plan view do not match along wetland buffer. Cross section indicates 10-foot setback from wetland buffer, plan view shows as close as 6 or 7 feet. Revise plan view to minimum 10-foot setback and ensure side slope grading can be accomplished at 4:1 slope to existing grade.
 - c. The proposed excavation exceeds 15 feet below the control elevation and a geotechnical report was not submitted (4.348.B); the plan indicates 8-foot minimum, 20-foot maximum excavation of lake, and a geotechnical report has not been provided.
 - d. The 4-foot horizontal to 1-foot vertical (4:1) side slopes for the wet detention / retention do not extend to a point 3 feet below the control elevation (4.348.B).
 - e. Cross section J-J does not match plan view. Section J-J indicates edge of water is 28 feet from property line, plan view shows control elevation 13.0 24 feet from property line. Revise to be consistent.
 - f. The appropriate warning signs for the proposed excavation are not identified (4.348.A) .
 - g. The size, length, and materials are missing from the three pipes under the project entrance at SW High Meadow Avenue; provide calculations that document the appropriate size and invert are being used.

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

Addressing

Unresolved Issues:

Item #1:

Street Naming

Remedy/Suggestion/Clarification:

Please label the road SW High Meadow Ave instead of High Meadow Ave Extension. You may keep the county route number on the label. Please note that on the boundary survey SW High Meadow Ave is also labeled wrong as SW High Meadows Ave.

Electronic File Submittal

Findings of Compliance:

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Unresolved Issues:

Item #1:

Drawings Must Be Approved

The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Code, LDR, s.10.2.B.5. Code, LDR, Art.10]

Item #2:

Must Submit Agreement

The applicant must submit an executable, final draft water and wastewater service agreement to the Growth Management Department for review by the Legal and Utilities departments prior to approval of the final site plan. The 'Water and Wastewater Service Agreement' must be executed and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

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.

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 to be in compliance with the applicable provisions governing construction and life safety standards. 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

Unresolved Issues:

Item #1:

ADA-Parking, Required Spaces

The calculation of the required accessible parking spaces is based upon all existing and proposed parking spaces, both paved and unpaved, e.g., grassed area to be used for overflow or occasional vehicles, etc.

If the proposed project is upgrading or completing a portion of a larger development that has received a development order, Florida ADA requires that all of the larger development parking "element" is to be subject to this regulation. The intent is to bring as much of the public area into compliance as possible.

1. One space in the immediate vicinity of a publicly-owned or leased building which houses a governmental entity or a political subdivision, including, but not limited to, state office buildings and courthouses; if no parking for the public is provided on the premises of the building;
2. One space for each 150 metered on-street parking spaces provided by state agencies and political subdivisions.

Total parking spaces in lot:	Required minimum number of accessible spaces:
0001 to 0025	1
0026 to 0050	2
0051 to 0075	3
0076 to 0100	4
0101 to 0150	5
0151 to 0200	6
0201 to 0300	7
0301 to 0400	8
0401 to 0500	9
0501 to 1000	2% of total
1001 and over	20 plus 1 per each 100 over 1000

The number of parking spaces for disabled persons shall be increased on the basis of demonstrated and documented need. [Section 11-4.1.2, FACBC]

Remedy/Suggestion/Clarification:

The site plan provided indicates a total of 653 parking spaces proposed therefore the required number of ADA accessible spaces is 2% of that number that equates to 14 ADA accessible parking spaces per the Florida Accessibility Code 208.2.

Item #2:

ADA-Route, Site Minimum Standards

At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking, and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. [Section 11-4.3.2, FACBC]

Remedy/Suggestion/Clarification:

A sidewalk connecting the Gas Station to the Primary building within the site is required per the Florida Accessibility Code
206.2.2

Item #3:

ADA-Route, Egress For Emergency

Accessible routes serving any accessible space or element shall also serve as a means of egress for emergencies or connect to an accessible area of rescue assistance. [Section 11-4.3.10, FACBC]

Remedy/Suggestion/Clarification:

Indicate exits required by the Florida Building Code and or Fire Codes and the accessible routes leading from those exits.

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

N/A

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

On-going.

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 – in place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

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

Service provider – Martin County

Findings – in place

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 – review pending

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 – review pending

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 – N/A

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:

Post Approval Impact Fees: Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of project approval.

Item #4:

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 #5:

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 #6:

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

Item #7:

Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches.

Item #8:

Ten (10) copies 24" x 36" of the approved site plan and one (1) reduced copy 8 1/2" x 11".

Item #9:

Original approved site plan on Mylar or other plastic, stable material.

Item #10:

Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #11:

One (1) digital copy of site plan in AutoCAD 2006 or 2007 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #12:

Original of the construction schedule.

Item #13:

Two (2) originals of the Cost Estimate for the improvements within the County's right-of-way, 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 #14:

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 #15:

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

Item #16:

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

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 the Growth Management Department (GMD), prior to the commencement of any construction. An additional review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

Item #1:

ENVIRONMENTAL PERMITS

The following permits must be submitted prior to scheduling the Pre-Construction meeting:

1. Florida Department of Environmental Protection (FDEP) Environmental Resource Permit (ERP)
2. U.S. Fish and Wildlife Service (USFWS) listed species permit or plan
3. Florida Fish and Wildlife Conservation Commission (FWC) listed species permit or plan

Item #2:

RIGHT-OF-WAY PERMITS

A Right-of-way Use Permit must be submitted prior to scheduling a Pre-Construction meeting.

Item #3:

STORMWATER MGMT PERMITS

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

1. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP)
2. South Florida Water Management District (SFWMD) Dewatering Permit

Item #4:

WATER AND WASTEWATER

The applicant must provide a copy of all required Department of Environmental Protection permits prior to scheduling the Pre-Construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$12,000.00	\$12,000.00	\$0.00
Site inspection fees:	TBD		
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory 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.

X. General application information

Applicant and Property Owner:	Nemec Limited Partnership 608 Harbour Pointe Way Greenacres, FL 33413
Contract Purchaser:	Costco Wholesale Corporation 999 Lake Drive Issaquah, WA 98027
Agent:	Thomas Engineering Group Brandon Ulmer, P.E. 125 W. Indiantown Rd, Suite 206 Jupiter, FL 33458 561-203-7503
Attorney:	Gunster, Yoakley & Stewart, P.A.

Robert S. Raynes, Jr., Esq
800 S.E. Monterey Commons Blvd, Suite 200
Stuart, FL 34996
772-288-1980

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