



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. *Application Information*

MCARTHUR WEST GOLF CLUB REVISED MAJOR FINAL SITE PLAN

Applicant:	McArthur Golf Club LLC
Property Owner:	McArthur Golf Club LLC
Agent for the Applicant:	Lucido and Associates, Morris Crady, AICP
County Project Coordinator:	Pete Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	M189-006
Record Number:	DEV2020090003
Report Number:	2020_0302_M189-006_Staff_Report_Final
Submittal Received	09/18/2020
Application Received	09/18/2020
Transmitted	10/06/2020
Date of Report:	12/04/2020
Resubmittal Received:	01/14/2021
Transmitted:	01/15/2021
Date of Report:	02/02/2021
Resubmittal:	02/09/2021
Transmitted:	02/09/2021
Date of Report:	03/02/2021
Date of BCC Meeting;	03/09/2021

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B. *Project description and analysis*

Request approval of a revised major final site plan to add an 18 hole golf course to the existing McArthur Golf Club. The approximate 518 acre parcel is located west of the existing golf club and will add to the approximate 456 developed acres located west of US Highway One at the intersection of SE Osprey Street in Hobe Sound. Included is a Request for a Certificate of Public Facilities Reservation.

The majority of the site is designated for Rural Density future land use and zoned RE-2A. The portion of the property within the Primary Urban Service District is designated for Low Density future land use and zoned A-1. A separate application is in review to amend the County Zoning Atlas to change the zoning district designation to RS-5, Low Density Residential District.

The existing McArthur Golf Club utilizes existing permitted wells supplemented by Irrigation Quality (IQ) water from South Martin Regional Utilities (SMRU). The new golf course has been designed to minimize water use by integrating preserve areas and native landscape areas.

A Preserve Area Management Plan (PAMP) is required as part of the revised final site plan. There are numerous wetlands on the site and additional provisions will be put in place as per the PAMP, to ensure that historical water levels are maintained.

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	ARDP Review	Pete Walden	772-219-4923	NA
F	Comp Planning 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 Sjöholm	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	Michelle Cullum	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	Michelle Cullum	772-288-5512	Comply
R	School Board Review	Kimberly Everman	772 219-1200	NA
R	Health Review	Todd Reinhold	772 221-4090	NA
S	County Attorney Review	Krista Storey	772 288-5923	NA
T	Adequate Public Facilities Review	Pete Walden	772-219-4923	NA

D. Review Board action

This application meets the threshold requirements for processing as a Major Master and Final Site plan amendment. As such, a review of this application is required by the County Administrator and final action by the Board of County Commissioners (BCC) at a public meeting. MARTIN COUNTY, FLA., LDR, ARTICLE 10

Pursuant to Section 10.5.F.9.Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).

The applicant addressed the non-compliance findings from the staff report dated, February 02, 2021 with its resubmittal dated February 9, 2021. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

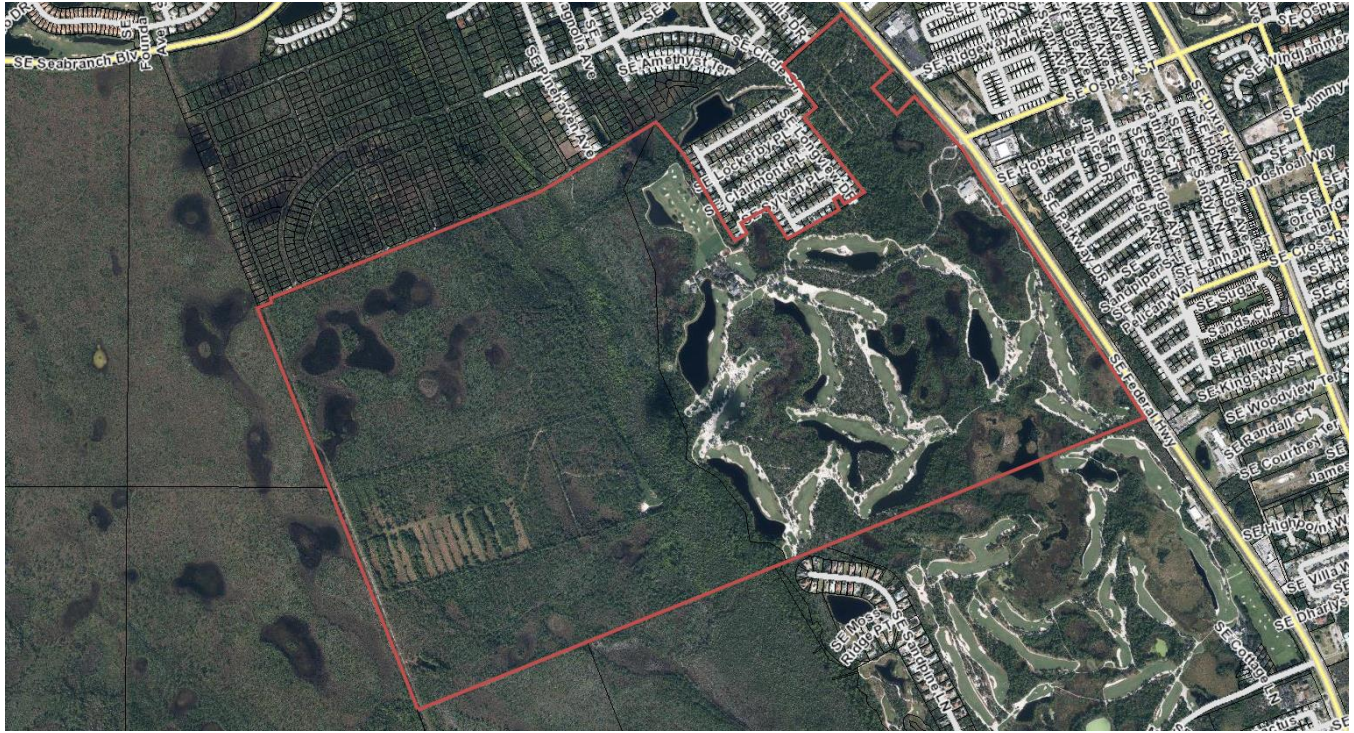
Parcel number(s) and address: 343842000160000003 343842000160000100
8900 SE FEDERAL HWY

Existing Zoning: RM-5, A-1, and RE-2A
Future Land use: Low Density and Rural Density
Gross area of site: 976.14

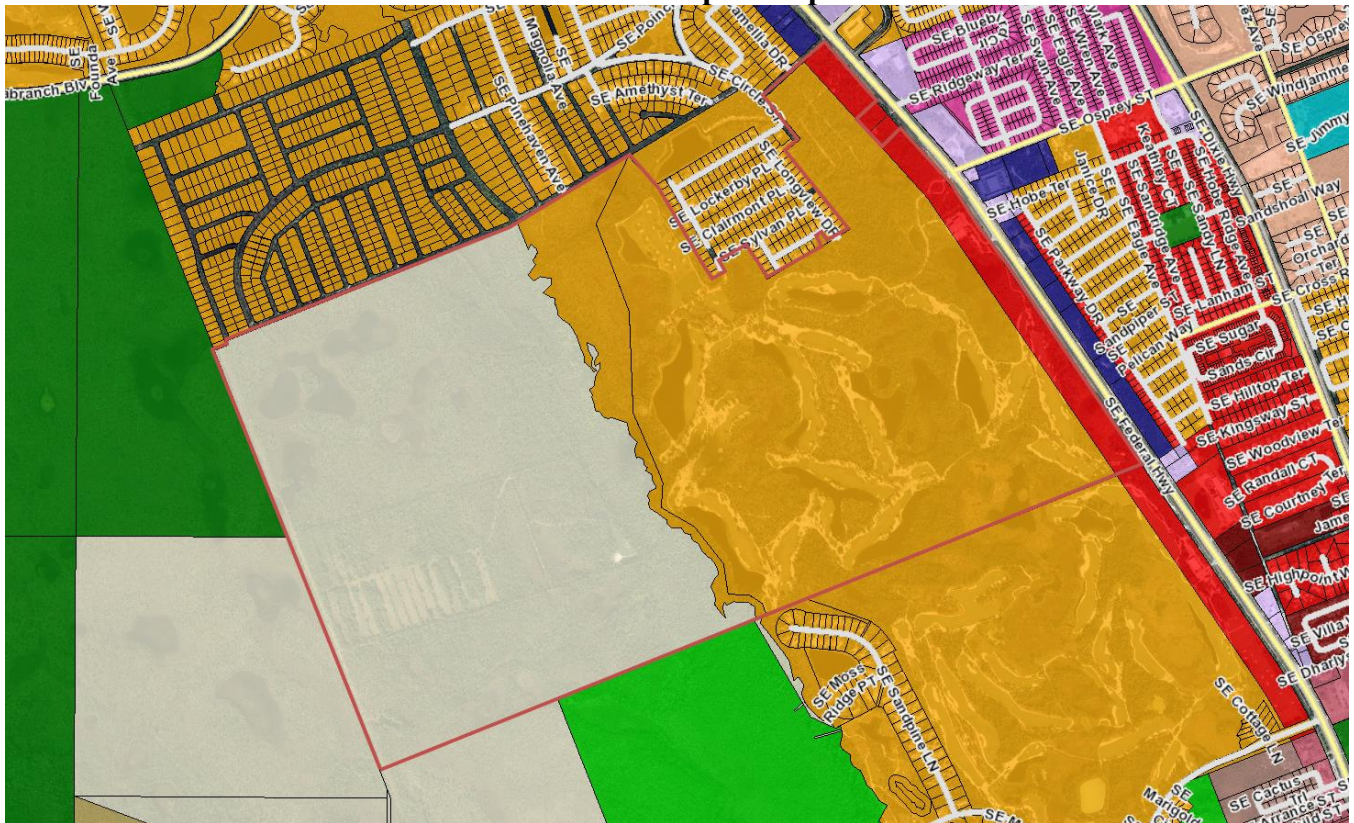
Location Map



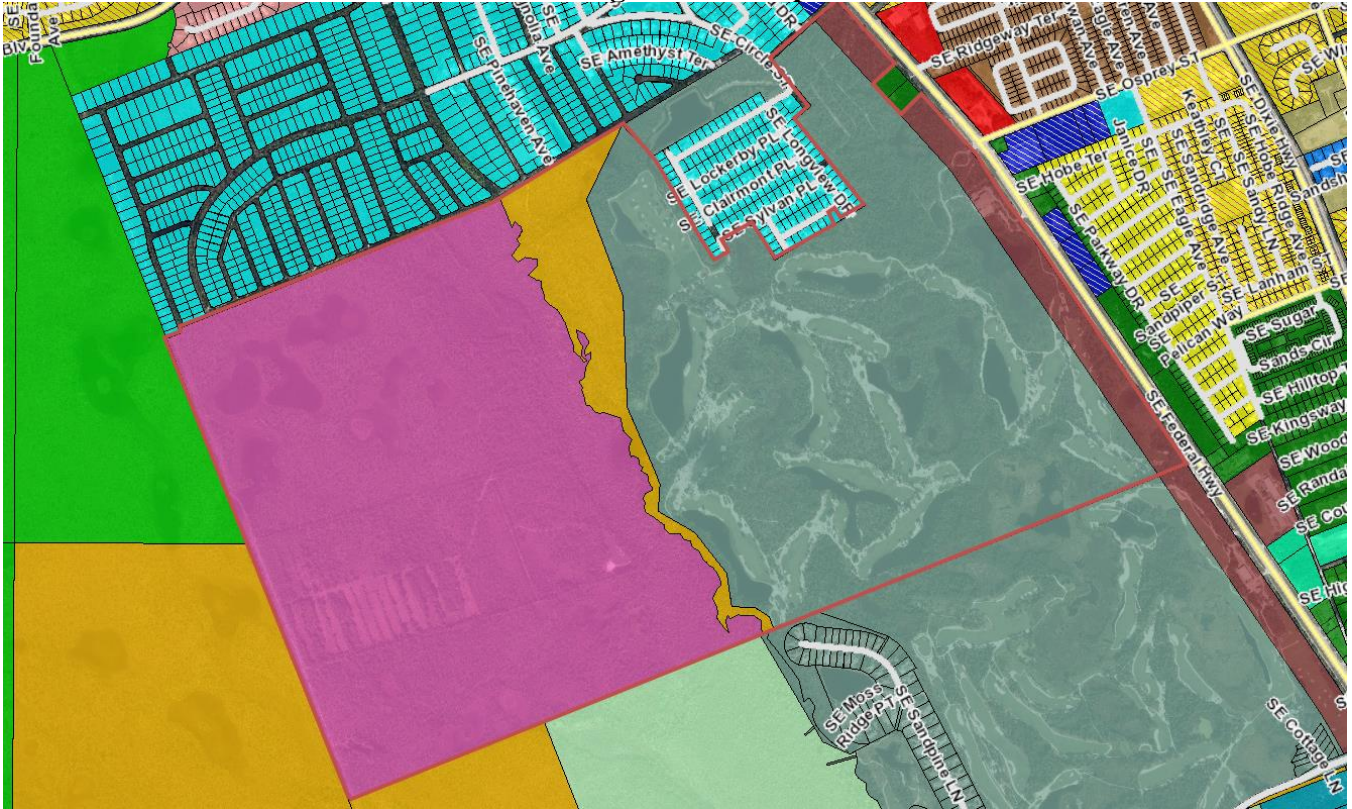
Aerial



Land Use Map Excerpt



Zoning Atlas Excerpt



Proposed Development Overlay



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

Findings of Compliance:

Staff has reviewed this application and finds 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.

Additional information:

Item #1 Rezoning

A request for rezoning of the current A-1 zoning District is under review. The site plan application will be able to move forward concurrent with the rezoning application. The rezoning request was before the Local Planning Agency on February 18, 2021. The LPA voted to approve the request to rezone the parcel to RS-5, Low Density Residential District.

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

Findings of Compliance:

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

Item #1: Secondary Urban Service Boundary

Pursuant to 4.7B.8 Utility service shall not be extended into the Secondary Urban Service District. Policy 4.7B.8. Utility services in the Secondary Urban Service District. Utility service shall not be extended into the Secondary Urban Service District, except for projects vested based on master plan approval consistent with the policies in effect at the time of approval. To remain vested projects must be proceeding in accordance with their timetables and the conditions of approval.

Item #1: Land Clearing

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

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

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.

Construction of the west golf course will entail installation of golf cart paths and bridges over wetlands and wetland buffers. The wetland and wetland buffer areas shaded by the cart bridges have been quantified and compensation for these shaded areas have been provided with the proposal to backfill existing ditches in wetlands and wetland buffers. These areas will be restored in accordance with detailed restoration plan in the PAMP. The use of golf cart paths and bridges over wetlands and wetland buffer qualify for an environmental waiver pursuant to Section 4.3.B, Land Development Regulations, Martin County, Fla. (2018) and staff recommends the Board of County Commissioners (BOCC) approve the waiver request. The applicant has demonstrated that wetland alteration is the least damaging alternative through use of construction design, location, and technique in installation of the cart bridges. This information is also provided in the PAMP.

Golf course "line of sight" areas over preserve areas have been analyzed and addressed. The applicant is providing additional native upland habitat under preservation as compensation and is also providing compensation for the one forested wetland area where native wetland trees will be trimmed and maintained. The PAMP contains specific language how these areas will be maintained.

Martin County code requires that wetland hydrology be maintained from the pre development to post development condition. The applicant has provided detailed modeling and data showing that design of the water management system will maintain wetland hydrology. For assurances, the applicant has provided a water level monitoring plan to be established in the western wetlands to monitor wetland hydrology. Language has been included in the PAMP that if any discrepancies to wetland hydrology is noted in the monitoring reports, the applicant will coordinate with the county and the SFWMD to make any necessary changes to resolve these issues.

Landscape

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a new golf course. The applicant has submitted landscape plans that will remove prohibited exotic species and install plantings to restore native vegetation.

The landscape and clearing plans have developed to protect additional areas of existing native vegetation within the areas identified as Native Landscape Areas. As discussed, a phased clearing approach will protect these areas of existing native vegetation to the maximum extent feasible. Clearing and re-planting of native vegetation will only be conducted in areas to be cleared to remove exotics or in areas otherwise disturbed.

Plans have been clarified that the required swale, golf buffer zones, and retention areas shall preserve existing native vegetation, sand, or be planted with native species. Specific quantities of vegetation shall be modified during construction to provide necessary stabilization.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Preserve areas are identified that will satisfy all buffer requirements for surrounding land use and so additional non-compatibility buffers are not required.

A lake management plan has been submitted to satisfy lake littoral and upland transitional requirements.

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

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

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

K. Transportation - Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the

affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

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

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 fill material needed for the proposed improvements is estimated to be 736,953 cubic yards. The excavated material from the lakes is estimated to account for 664,756 cubic yards; thereby, the amount of material anticipated to be hauled to the site is 72,197 cubic yards. The applicant demonstrated that the hauling routes will be through the existing property east of the subject property. Staff will ask the Board of County Commissioner to approve any proposed changes to the hauling route. Hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management: The Engineer of Record designed a stormwater management system consisting of lakes, conveyance swales, ditches, culvert pipes, and bridges to interconnect a series of sub-basins and wetlands. The golf course is designed to sheetflow into water quality swales that convey the runoff into the proposed lakes. The water quality swales are located around each golf hole and separate the golf course from the wetlands. Ultimate discharge is to the surrounding wetlands through multiple control structures around the site. The Engineer of Record demonstrated the proposed development discharge rate is lower than the pre-development discharge rate. Structures are not proposed with this development, so the calculation to determine the minimum finished floor elevation was not applicable. The applicant is not proposing to construct roadways with this development, so the calculation to determine the minimum roadway elevation was not applicable; 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 no structures are proposed to be included in this development; therefore, compliance with Division 10 is not applicable.
4. Division 14 - Parking and Loading: The applicant is not proposing to construct a parking lot with this development; thereby, the design requirements of Division 14 are not applicable.
5. Division 19- Roadway Design: The applicant is not proposing to make modifications to the existing entrances on US-1; therefore, the proposed design meets the requirements in Division 19.

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

1. Hauling of fill from the site is prohibited. Modifications to the routes and timing of any fill to be hauled to the site shall be approved by the Board of County Commissioners. 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

Findings of Compliance

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

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

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. (2020).

O. Determination of compliance with utilities requirements - Utilities Department

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)]

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

Finding of Compliance

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. 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

Findings 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

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.

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 Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities
Service provider - SMRU
Findings – In place
Source - Utilities and Solid Waste Department
Reference - see Section O of this staff report

Sanitary sewer facilities
Service provider - SMRU
Findings – In place

Source - Utilities and Solid Waste Department
Reference - see Section O of this staff report

Solid waste facilities
Findings – In Place
Source - Growth Management Department

Stormwater management facilities
Findings –positive evaluation
Source - Engineering Department
Reference - see Section M of this staff report

Community park facilities
Findings – In Place
Source - Growth Management Department

Roads facilities
Findings – Positive evaluation
Source - Engineering Department
Reference - see Section K of this staff report

Public safety facilities
Findings – Positive evaluation
Source - Growth Management Department
Reference - see Section P of this staff report

Public school facilities
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 post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

Item #2:

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

Item #3:

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

Item #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:

If there has been a property title transfer since the approval, provide an original of the Unity of Title, executed by the new property owner, consistent with the County approved format. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item #7:

Original of the construction schedule.

Item #8:

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 #9:

Original 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 #10:

One (1) copy of the documents verifying that the access easement has been adequately dedicated and recorded in the public records of Martin County.

Item #11:

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #12:

One (1) 24" x 36" copy of the approved site plan.

Item #13:

The original executed surety in the amount of 110% of the certified removal cost for the tower and all associated improvements.

Item #14:

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved

stamped and signed project plans.

V. Local, State, and Federal Permits

All permits are required to be submitted prior to 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:	\$9,417.00	\$9,417.00	\$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***:	\$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.

***Impact fees are required at building permit.

X. General application information

Owner Kevin Murphy
 McArthur Golf Club LLC
 6550 SE Osprey Street
 Hobe Sound, FL 33455
 n/a

Contact Morris Crady
 Lucido & Associates
 701 SE Ocean Blvd.
 Stuart, FL 34994
 mcrady@lucidodesign.com

Y. Acronyms

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

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

Z. Attachments