



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

FLORIDA SUPERIOR SAND MINE REVISED MAJOR FINAL SITE PLAN

Applicant:	Marandy Properties LLC (Marion Jefferson)
Property Owner:	Marandy Properties LLC
Agent for Applicant:	Haley Ward Inc. (Akash Bissoon)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	M214-004
Record Number:	DEV2023100010
Report Number:	2025_0314_M214-004_DRT_STAFF_FINAL
Application Received:	11/15/2023
Transmitted:	11/20/2023
Date of Report:	03/01/2024
Application Received:	03/25/2024
Transmitted:	03/26/2024
Date of Report:	05/17/2024
Application Received:	09/12/2024
Transmitted:	09/18/2024
Date of Report:	10/31/2024
Application Received:	01/30/2025
Transmitted:	01/31/2025
Date of Report:	03/14/2025

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B. Project description and analysis

This is a request by Haley Ward, Inc. on behalf of Marandy Properties LLC for approval of a revised major final site plan for the Florida Superior Sand Mine for the purpose of mining to a depth of 30-feet. The subject 100-acre parcel located at 4700 SW Green Farms Lane in Palm City at the junction of SW

Green Farms Lane and SW Secretariat Drive. Included is a request for a Certificate of Public Facilities Reservation.

The property was rezoned on January 10, 2017 from A-2, Agricultural District, to AG-20A, General Agricultural District with Resolution 17-1.5 and recorded in Martin County Official Records Book 2906, Page 2501. On September 26, 2017, Marandy Properties, LLC received final site plan approval for the Florida Superior Sand project for the purpose of mining to a depth of 20 feet including a Preserve Area Management Plan (PAMP) with Resolution 17-9.90 recorded in Martin County Official Records Book 2967, Page 2321. The property is accessed from SW Green Farms Lane and lies outside the Urban Services District.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section 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	Brian Elam	772-288-5501	Comply
F	ARDP	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design	Brian Elam	772-288-5501	N/A
H	Community Redevelopment	Brian Elam	772-288-5501	N/A
I	Property Management	Ellen MacArthur	772-221-1334	N/A
J	Environmental	Shawn McCarthy	772-288-5508	Comply
J	Landscaping	Karen Sjöholm	772-288-5909	Comply
K	Transportation	James Hardee	772-288-5470	Comply
L	County Surveyor	Tom Walker	772-288-5928	Comply
M	Engineering	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater	Jorge Vazquez	772-221-1448	N/A
O	Wellfields	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention	Doug Killane	772-419-5396	N/A
P	Emergency Management	Sally Waite	772-219-4942	N/A
Q	ADA	Kaitlyn Zanello	772-288-5920	N/A
R	Health Department	Nicholas Clifton	772-221-4090	N/A
R	School Board	Juan Lameda	772-219-1200	N/A
S	County Attorney	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	Brian Elam	772-288-5501	Comply

D. Review Board action

This application meets the threshold requirements for processing as a major development MARTIN COUNTY, FLA., LDR, §10.2.C.1. (2024). Review of this application is required by the Growth Management Director and final action by the Board of County Commissioners (BCC) at a public meeting MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), 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 addressed the non-compliance findings from the staff report dated, October 31, 2024 with the resubmittal dated January 30, 2025. 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:	193840000000000113
Address:	4700 SW Green Farms Lane, Palm City
Existing zoning:	AG-20A, General Agricultural District
Future land use:	Agricultural
Nearest major road:	SW Martin Highway
Gross area of site:	99.81 acres

Figure 1: Location Map

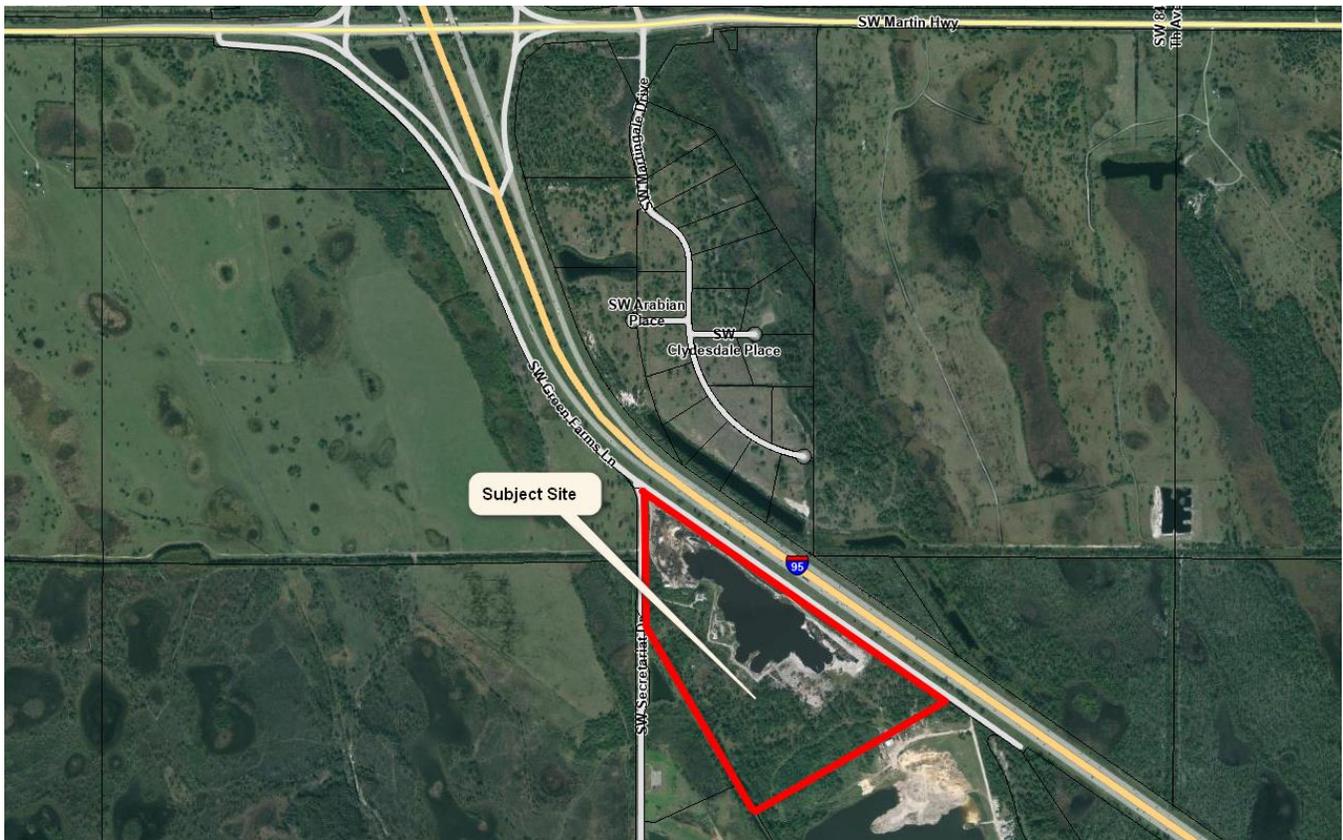


Figure 2: Subject Site Aerial



Figure 3: Zoning Atlas

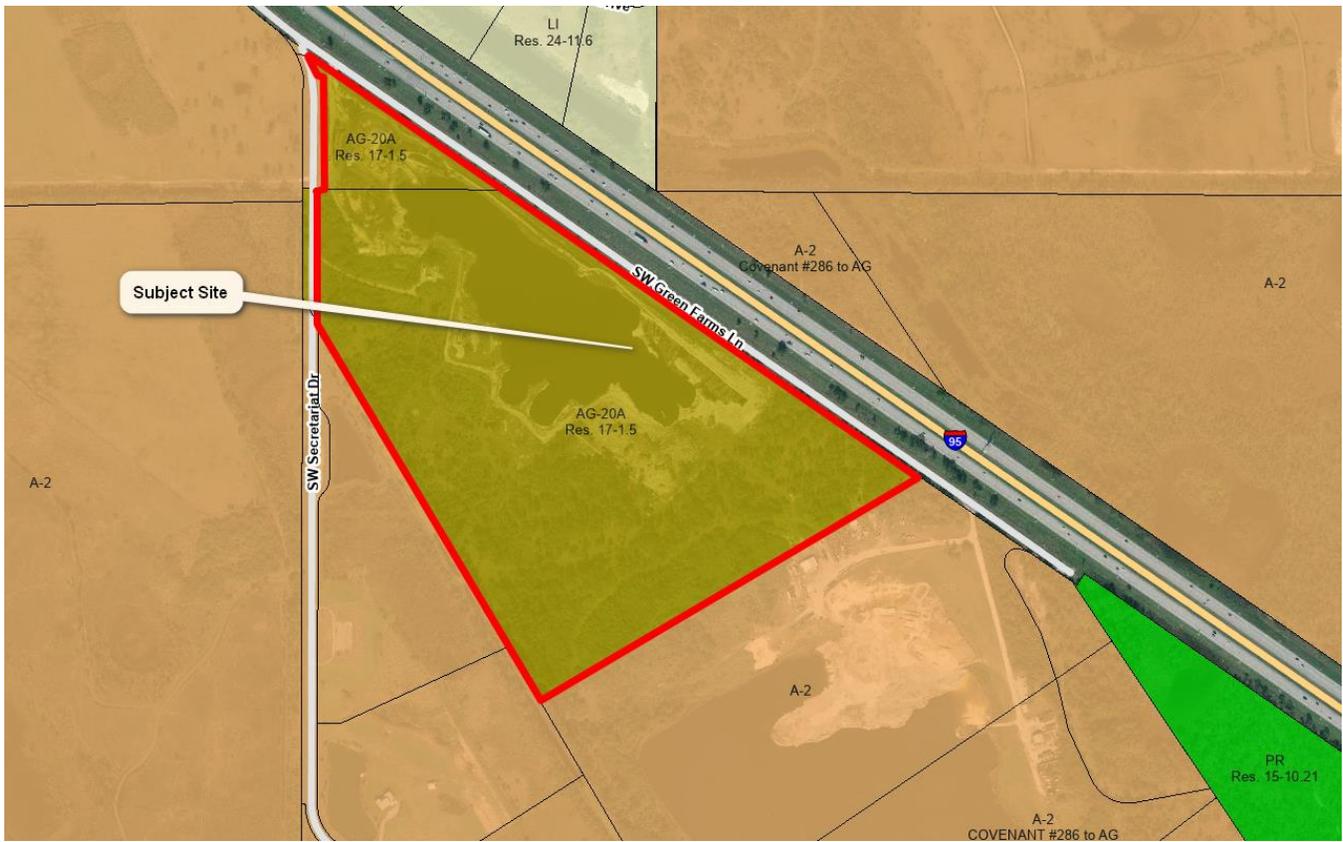
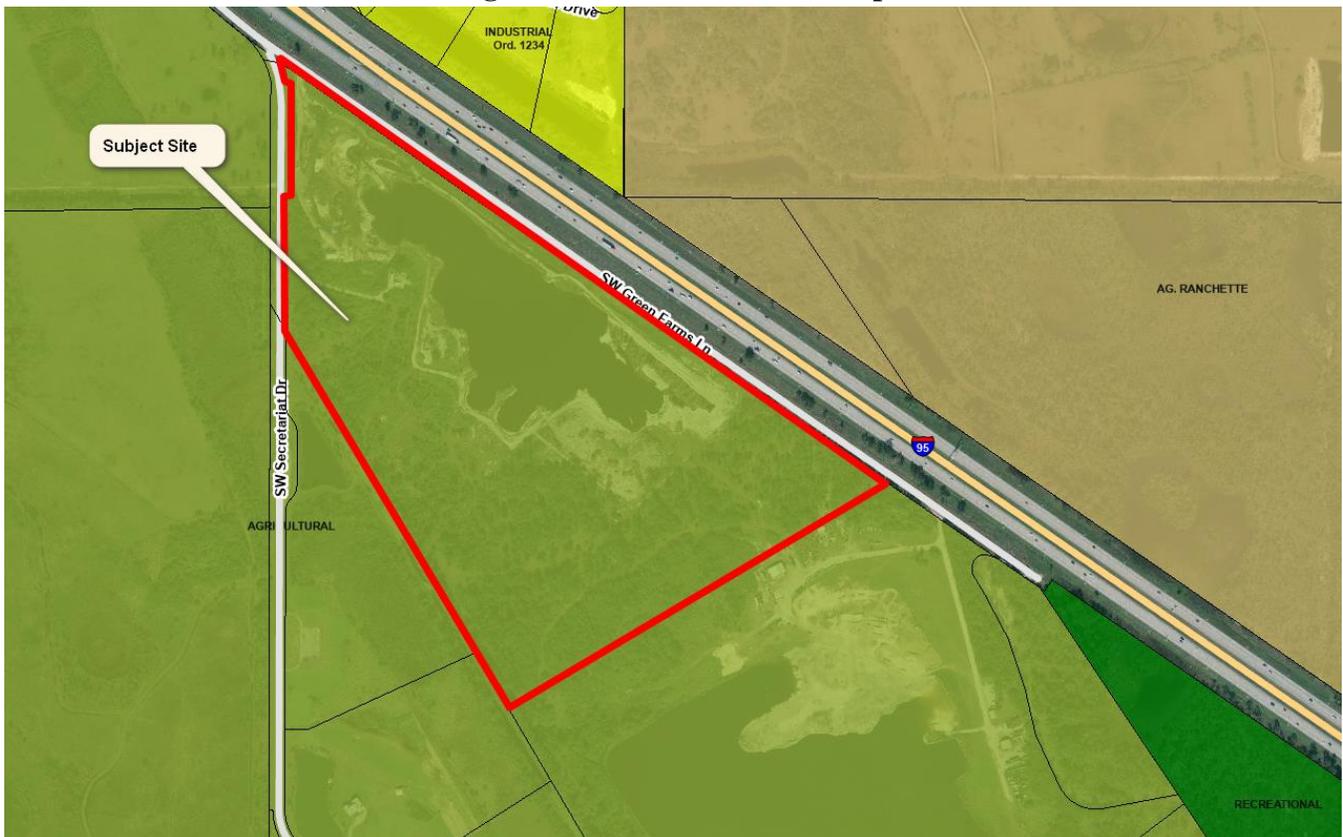


Figure 4: Future Land Use Map



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

Findings of Compliance:

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

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

Findings of Compliance:

Staff has reviewed this application 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.

Information #1:

LAND CLEARING

No land clearing is authorized prior to the pre-construction meeting for the project. 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 by applicable state agency permits may be granted by the Growth Management Department MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019).

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

Commercial Design

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

Community Redevelopment Area

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.

Landscaping

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 an amendment for approved construction of a mining operation on property zoned agricultural. This is a permitted industrial use on the property.

In accordance with Section 4.348.B.Land Development Regulations, Martin County, FL (2022), mining operations are not allowed less than 100 ft. from the roadway or property line and are required to provide a Type 5 buffer when less than 300' from a right-of-way or property line. The applicant has proposed a minimum distance of 100 ft. from lake control elevation to the property lines and has proposed a Type 5 buffer on the east and south boundaries where less than 300' to the control elevation. This buffer shall consist of preserved native vegetation to be supplemented if existing does not meet opacity. In addition, all native vegetation not within a designated use area is proposed to be preserved as additional buffering and to prevent erosion. In addition to other preserve areas governed by a Preserve Area Management Plan, the applicant has submitted landscape plans that provide an additional 34.59 acres of preserved native landscape area which equates to 34.65% of the total site area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

The applicant has proposed the restoration of all disturbed areas by seeding with native species utilizing a mixed native seed mix outlined on the submitted plans.

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.

K. Determination of compliance with transportation requirements – Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

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

Findings of Compliance:

This project was reviewed by this department as a final site plan and no further review is necessary.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division

Findings of Compliance:

COMPLIANCE WITH ADEQUATE PUBLIC FACILITIES ORDINANCE:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Findings of Compliance:

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

Division 8- Excavation, Fill, and Mining: The applicant is proposing to construct a 46.97-acre lake for mining activities. The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that an estimated total of 2,116,060 cubic yards of material will be excavated and hauled from the site. A hauling operations report, and payment of associated hauling fees shall be submitted quarterly to the County Public Works department. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated that the stormwater from the improvements are being collected and captured in accordance with Martin County Requirements; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10- Flood Protection: The site does not fall within a Special Flood Hazard Area. There is no vertical construction at this time; therefore, compliance with Division 10 is not applicable.

Division 14- Parking and Loading: There is no parking proposed at this time with this project therefore compliance with Division 14 is not applicable.

Division 19- The applicant is not proposing to make any modifications to the existing roadways. The applicant has demonstrated compliance with Division 19 with the design of the temporary stabilized access road.

Development Order Conditions:

Mining Standards:

- a. Property corners and preservation areas shall be located and clearly marked in the field by a Professional Surveyor and Mapper 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 further clearing shall commence until an inspection of the required erosion control devices and preserve barricades has been deemed satisfactory or acceptable. Authorization to relocate gopher tortoises, as provided by required state agency permits, may be granted by the Growth Management Department upon acceptance of permit materials.
- b. A quarterly Hauling Report and the associated hauling fee shall be submitted to the County Engineer to support funding the County's road maintenance program. Hauling Reports shall be prepared and certified by a Professional Engineer licensed in the State of Florida (Engineer) and shall include a summary of the quantity and purported destination of the material hauled out of Martin County in accordance with County Resolution 10-8.7. The Engineer shall retain all documentation supporting the quantity and destination of all hauled material and shall provide such documentation to the County Engineer upon request.
- c. A semiannual Water Quality Sampling Report shall be submitted to the County Engineer to ensure that there is no degradation of water quality. Water Quality Sampling Reports shall be prepared and certified by an Engineer and shall include results of the samples collected for chlorides and total dissolved solids from a minimum of two on-site monitoring wells at the surface and the maximum depth of the proposed excavation. For compliance, the results of the samples shall be less than the established background water quality, which consists of 12 mg/l chlorides and 750 mg/l total dissolved solids for Monitoring Well (MW) -1 and 19mg/L chlorides and 300mg/L total dissolved solids for Monitoring Well (MW) -3I. The Water Quality Sampling Report shall be submitted to the County Engineer within five days of the sampling results. Should any sample fail the compliance standard, the County Engineer shall issue a notice to cease and desist all activities on the site and require a plan to mitigate the degraded water quality within thirty days. No activities shall commence until the background water quality is restored.
- d. An Annual Status Report shall be submitted to the County Engineer to ensure that the mining operation is proceeding in accordance with the terms of the development order. Annual Status Reports shall: be prepared and certified by the Engineer; summarize all work done since the approval; include a signed and sealed record ("as-built") drawing or a bathymetric survey with cross sections of the excavated and/or filled areas, the extent of excavated and/or filled areas, and the distance from the extent of the excavated and/or filled areas to all property lines and/or wetlands; and document the lake depth and side slope requirements have not been exceeded.
- e. The first Hauling Report is due within three months of the pre-construction meeting. The first Water Quality Sampling Report shall be submitted concurrently with the second Hauling Report and may be submitted as a single report. The first Annual Status Report shall be submitted concurrently with the second Water Quality Sampling Report (and fourth Hauling Report) and may be submitted as a single report. Subsequent Hauling, Water Quality Sampling, and Annual Status Reports shall be submitted in conjunction with each other (as applicable) and may be submitted as single reports.

- f. All disturbed areas shall be restored and reclaimed by planting or seeding a permanent native ground cover to reduce the loss of topsoil due to water and wind erosion, to prevent the establishment of prohibited plant species, and to provide adequate growing conditions. Restoration and reclamation shall begin immediately following each phase of excavation/fill.
- g. All mining activities must be completed within five years of this approval, unless an extension is granted by the Board of County Commissioners.
- h. A Final Certification Report shall be submitted to the County Engineer within 30 days of the completion of the mining and reclamation activities. The Final Certification Reports shall: be prepared and certified by the Engineer; summarize all work done since the approval of the Mining Operation development; include a signed and sealed record ("as-built") drawing or a bathymetric survey with cross sections of the excavated and/or filled areas, the extent of excavated and/or filled areas, and the distance from the extent of the excavated and/or filled areas to all property lines and/or wetlands; document the lake depth and side slope requirements have not been exceeded; and include the following certification statement:

I hereby notify Martin County of the completion of all mining and reclamation activities associated with Florida Superior Sand Mine Major Final Site Plan and I certify that they were completed in conformance with the plans and specifications permitted by the County including, but not limited to: all area and quantities of all excavation and fill material; excavation setbacks, depths, and side slopes; vegetated littoral and upland buffer zones; and natural resources protection.

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

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations, Martin County, Fla. (2024).

Electronic File Submittal

Findings of Compliance:

Both AutoCAD dwg file of the 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. (2024).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

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

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

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

Emergency Management

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

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

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

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

Martin County Health Department

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

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.

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

Review ongoing.

T. Determination of compliance with 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 LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider - N/A

Findings - N/A

Source – N/A

Reference - see Section O of this staff report

Sanitary sewer facilities service provider - N/A

Findings - N/A

Source – N/A

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 Services Department

Reference - see Section M of this staff report

Community park facilities

Findings - In Place

Source - Growth Management Department

Road's facilities

Findings - Positive Evaluation

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings - Positive Evaluation

Source - Engineering Services Department

Reference - see section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

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

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

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

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
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.
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.
4.	Warranty Deed	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.
5.	Unity of Title	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	Description	Requirement
6.	Construction Plans	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. Rolled.
7.	Approved Final Site Plan	One (1) copy 24” x 36” of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24” x 36” copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
10.	Engineer’s Design Certification	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.
11.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127	\$9,127	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **::			
Impact fees***:			

* 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

Applicant: Marandy Properties LLC
 Marion Jefferson
 6801 Lake Worth Road, Suite 124

Greenacres, Florida 33467
Fss5901@aol.com

Owner: Marandy Properties LLC
Marion Jefferson
6801 Lake Worth Road, Suite 124
Greenacres, Florida 33467
Fss5901@aol.com

Agent: Haley Ward, Inc.
Akash Bissoon, P.E.
10570 S. U.S. Highway 1, Suite 300
Port Saint Lucie, Florida 34952
772-223-8850
abissoon@haleyward.com

Engineer of Record: Haley Ward, Inc.
Akash Bissoon, P.E.
10570 S. U.S. Highway 1, Suite 300
Port Saint Lucie, Florida 34952
772-223-8850
abissoon@haleyward.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/Wastewater Service Agreement

Z. Attachments