



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

MEADOW RUN AT FOX GROVE, F.K.A. FOX GROVE SUBDIVISION REVISED FINAL SITE PLAN

A. Application Information

Applicant:	Meadow Run Property Owners Association Inc. (Jeff Cabel)
Property Owner:	Meadow Run Property Owners Association Inc
Agent for Applicant:	MacKenzie Engineering and Planning, Inc. (Shaun MacKenzie)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	F084-007
Record Number:	DEV2025030007
Report Number:	2025_1117_F094-007_DRT_STAFF_FINAL
Application Received:	04/11/2025
Transmitted:	04/14/2025
Date of Report:	06/16/2025
Application Received:	07/30/2025
Transmitted:	07/31/2025
Date of Report:	08/22/2025
Application Received:	09/05/2025
Transmitted:	09/05/2025
Date of Report:	09/18/2025
BCC Date:	10/07/2025
Date of Report:	11/17/2025

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B. Project description and analysis

This is a request by MacKenzie Engineering and Planning Inc., on behalf of Meadow Run Property Owners Association Inc., for approval of a revised final site plan to add a rear entry gate at the cul-de-sac of SW Briarbrook Way for the purpose of accessing SW Leighton Farm Avenue. The property is east of SW Citrus Boulevard, North of I-95 and west of SW Leighton Farms Avenue at 4350 SW Stoneybrook Way in Palm City. Included with this application is a request for a Certificate of Public Facilities Reservation.

Primary access to the site is from SW Citrus Boulevard by way of SW Stoneybrook Way. A stabilized emergency access is located at the northwest corner of the property between lots for the purpose of accessing SW Leighton Farms Avenue. The property lies outside the Primary Urban Services District.

This application was previously heard on October 7, 2025 and the Board voted to deny the request. The Board voted to reconsider the decision to deny the request on October 21, 2025.

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:

Table 1 Development Review Team

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	N/A
K	Transportation Review	James Hardee	772-288-5470	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	N/A
O	Wellfields Review	Jorge Vazquez	772-221-1448	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-288-5920	N/A
R	Health Department Review	Paul Stemie	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply

D. Review Board action

This application meets the threshold requirements for processing as a major development final site plan with a previously approved Master Plan. 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. (2023), 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, August 22, 2025 with the resubmittal dated September 5, 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:	473841002000000010
Address:	4701 SW Stoneybrook Way, Palm City
Existing zoning:	AR-5A, Agricultural Ranchette District
Future land use:	Agricultural Ranchette
Nearest major road:	SW Citrus Boulevard

Figure 1: Location Map



Figure 2: Zoning Atlas

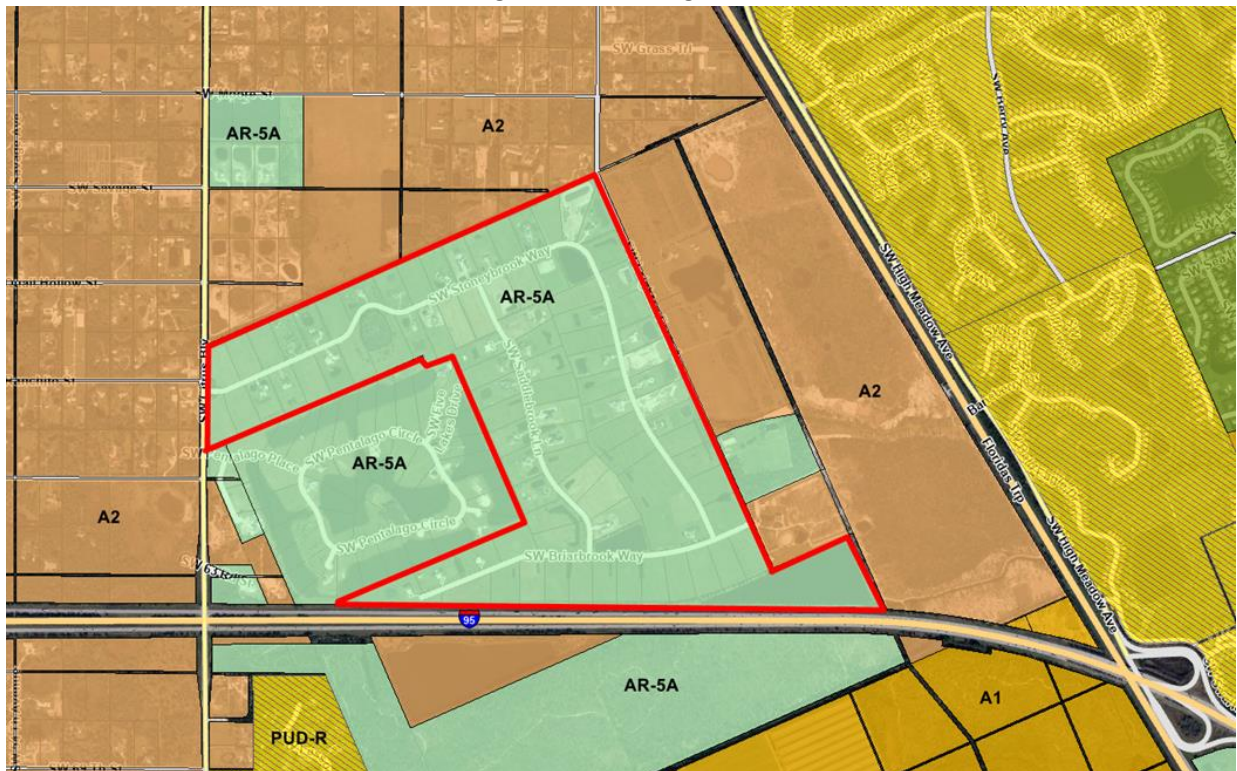
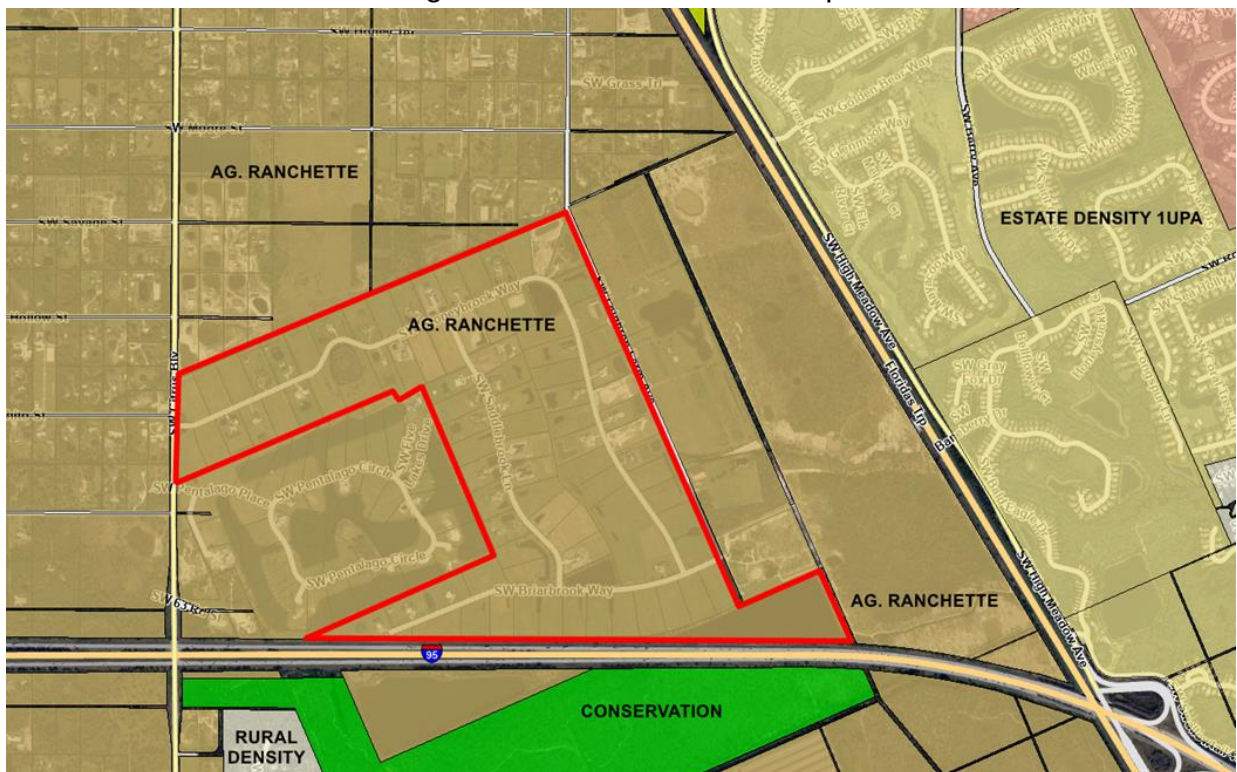


Figure 3: Future Land Use Map



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

Findings of Compliance:

Staff has reviewed this application and finds that 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

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

K. Determination of compliance with transportation requirements – Engineering Services Department

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

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 Services Department

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 demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated that the proposed development is included in the Master Stormwater Management System and the proposed development is consistent with the approved existing system; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

On March 17, 2023, the Meadow Run HOA was contacted by County staff regarding unpermitted modifications to the Meadow Run stormwater system (particularly an outfall pipe to the SW Leighton Farm Road right-of-way). In conjunction with this application, the Engineer of Record has certified that the unpermitted modifications have been removed, the area has been restored, and the site is consistent with the approved plans. The area was inspected by County staff on September 16, 2025, and the certification has been received and accepted by the County Engineer.

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

Division 14- Parking and Loading: There is no parking or loading proposed with this application. Therefore, compliance with Division 14 is not applicable.

Division 19- Roadway Design: The applicant has demonstrated compliance with Division 19 with the design of the proposed improvements to the existing roads, SW Briarbrook Way and SW Leighton Farms Avenue.

Development Order Conditions:

The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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. (2025).

Electronic File Submittal

Findings of Compliance:

The AutoCAD dwg file of the site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2025).

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

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

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

Fire Prevention

Finding of Compliance

The Fire Prevention Division 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.

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 – On Site Well

Findings – Positive evaluation

Source – Health Department

Reference – see Section O of this staff report

Sanitary sewer facilities service provider – On Site Septic

Findings – Positive Evaluation

Source – Health 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 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 – Positive Evaluation

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

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. Once submitted, a unique ShareBase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be brand new, unopened in the original package.

Table 2 Post Approval Requirements

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 executed version Unity of Title in standard County format or one (1) copy of the existing recorded Unity of Title for the subject property.
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 Revised Final Site Plan	One (1) copy 24" x 36" of the approved revised final site plan.

Item	Description	Requirement
8.	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.
9.	Engineer's Design Certification	One (1) 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
10.	Flash/Thumb Drive	One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the approved stamped and signed project plans at the pre-construction meeting.

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:

Table 3 Fee Table

Fee type:	Fee amount:	Fee payment:	Balance:
Application review fees:	\$8,750	\$8,750	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **:			

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified after the post approval package has been submitted.

X. General application information

Table 4 Applicant Contact Information

Entity	Contact Information
Applicant:	Meadow Run Property Owners Association Inc. 4701 SW Stoneybrook Way Palm City, Florida 34990

Entity	Contact Information
Owner:	Meadow Run Property Owners Association Inc. Jeff Cabel 1111 SE Federal Highway #100 Stuart, Florida 34994 954-818-9586 jeffcabel@comcast.net
Agent:	MacKenzie Engineering and Planning Inc. Shaun MacKenzie, Chris Menninger 1172 30 th Street, Suite 500 Palm City, Florida 34990 772-286-8030 Chris@mackenzieengineeringinc.com
Engineer of Record:	MacKenzie Engineering and Planning Inc. Shaun MacKenzie, Chris Menninger 1172 30 th Street, Suite 500 Palm City, Florida 34990 772-286-8030
Surveyor:	Christian Fenex & Associates LLC Christian Fenex 3401 SW 72 nd Avenue Palm City, Florida 34990 772-283-2977 surveysyfenex@gmail.com

Y. Acronyms

Table 5 Acronym Definitions

Acronym	Definition
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

Acronym	Definition
LDR	Land Development Regulations
LOS	Level of Service
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