



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PENTALAGO PHASE II PLAT

Applicant:	Tight-Line Lakes, LLC
Property Owner:	Tight-Line Lakes, LLC
Agent for the Applicant:	Velcon Engineering & Surveying, LLC
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	P147-014
Record Number:	DEV2022100011
Report Number:	2024_0411_P147-014_Staff_Report_Final
Application Received:	02/01/2023
Transmitted:	02/02/2023
Date of Staff Report:	03/20/2023
Application Received:	10/16/2023
Transmitted:	10/17/2023
Date of Staff Report:	11/17/2023
Application Received:	12/11/2023
Transmitted:	12/11/2023
Date of Staff Report:	01/17/2024
Application Received:	02/08/2024
Transmitted:	02/09/2024
Date of Staff Report:	04/11/2024

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B. Project description and analysis

This is a request by Velcon Engineering & Surveying, LLC, on behalf of Tight-Line Lakes, LLC, for approval of the Pentalago Phase II plat. Phase II contains sixteen (16) of the forty-two (42) lots in the Pentalago single-family subdivision. The subject site is located north of I-95 and generally east of SW Citrus Boulevard in western Palm City. Included is a request for a Certificate of Public Facilities Exemption.

The Pentalago Phase II final site plan was approved on February 3, 2023. As a result of the review of the plat application, minor technical adjustments were required to the previously approved final site plan for the Pentalago Phase II Project to ensure consistency with the plat in accordance with Section 10.5.F.6(e), Land Development Regulations, Martin County, Fla. The minor technical adjustments to the final site plan were approved on February 26, 2024.

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	John Sinnott	320-3047	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	John Sinnott	320-3047	Comply
H	Urban Design	John Sinnott	320-3047	N/A
H	Community Redevelopment	John Sinnott	320-3047	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjolholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	N/A
L	County Surveyor	Tom Walker	288-5928	Comply
M	Engineering	Stephanie Piche	288-4858	N/A
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	N/A
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Stephanie Piche	288-4858	N/A
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Juan Lameda	219-1200	N/A
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	John Sinnott	320-3056	Exempt

D. Review Board action

This application is for a plat. As such, final action on this request is required to be heard at a public meeting. The public meeting shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The applicant addressed the non-compliance findings from the staff report dated, January 17, 2024, with

the resubmittal dated February 8, 2024, and additional materials received on February 19, 2024, and February 26, 2024. 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: 47-38-41-000-000-00020-1
Existing Zoning: AR-5A
Future land use: Agricultural Ranchette
Total Site Area: 80.05-acres

Figure 1: Location Map



Figure 2: Subject Property Future Land Use Map

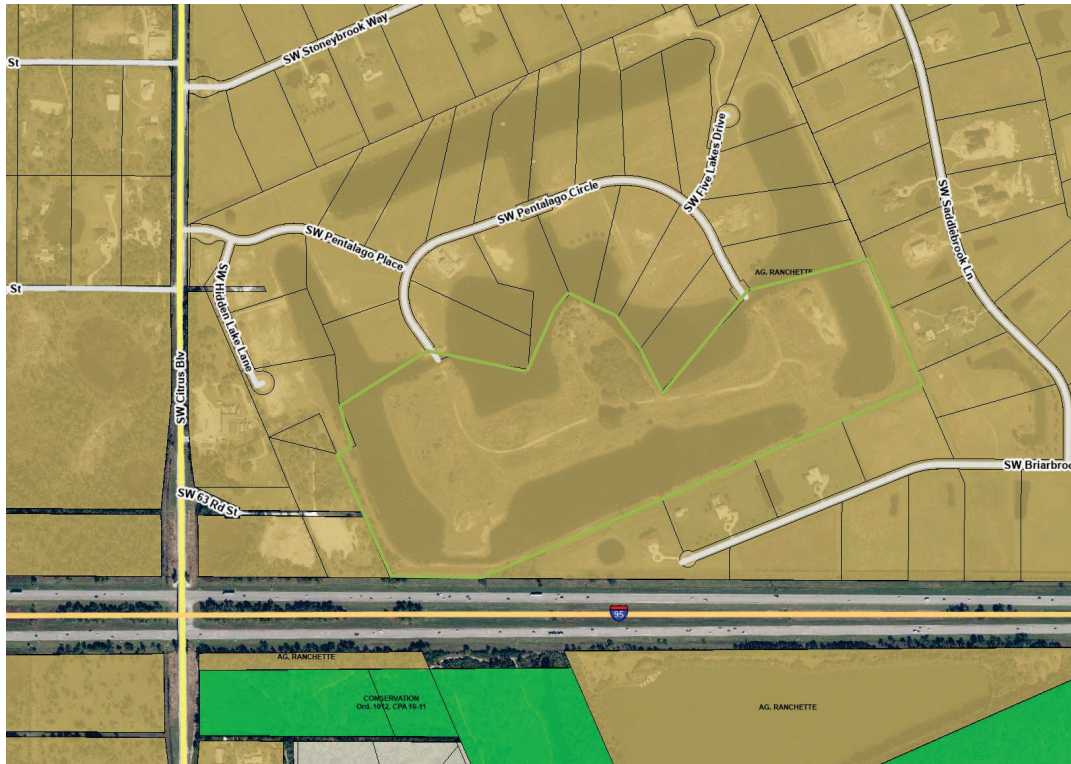
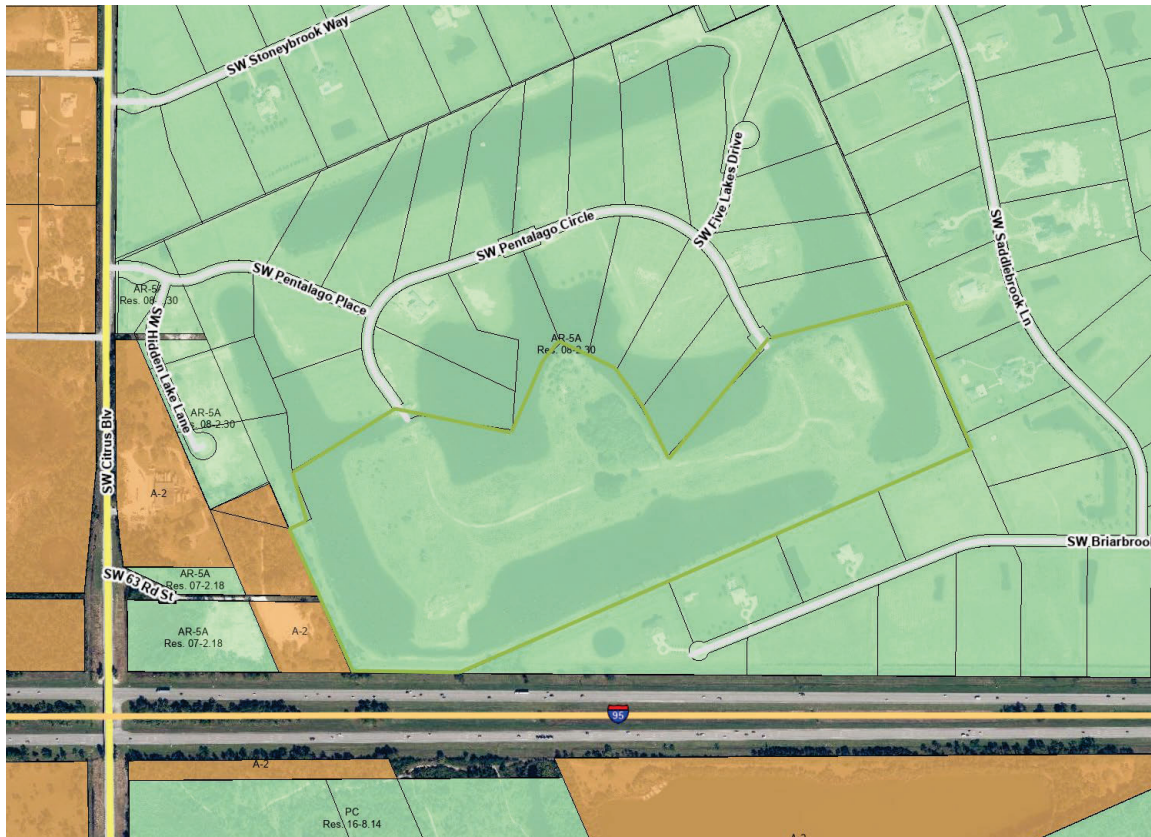


Figure 3: Subject Property Zoning Atlas



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.

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

Urban Design

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

Community Redevelopment Agency

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

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

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

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

Environmental

Finding of Compliance:

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

Landscape

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a 16 lot subdivision.

The plat documents are consistent with the approved final site plan and approved development order. The survey provides for required areas of landscape and buffering.

K. Determination of compliance with transportation 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.

L. Determination of compliance with county surveyor - Engineering Department

Findings of Compliance:

The County Surveyor's office has reviewed this development application for compliance with applicable statutes and ordinances and finds it in compliance. This division recommends approval of the application, subject to compliance with the standards for the submittal of all post-approval documents and field verification.

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

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

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. (2023).

Electronic File Submittal

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

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater

Findings of Compliance:

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

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

Findings of Compliance:

The Fire Prevention 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.

All parcels located within this development have a special condition attached to the development order which requires residential fire sprinklers for all structures exceeding 1000 square feet.

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

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 review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. **Boundary plats which permit no site 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.

Item	Description	Requirement
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.	Approved Plat	One (1) paper 24" x 36" copy of the approved plat.
6.	Approved Revised Final Site Plan	One (1) paper 24" x 36" copy of the approved revised final site plan.
7.	Declarations of Covenants and Restrictions	Original executed Declarations of Covenants and Restrictions for the homeowner's association.
8.	Executed Mylar	Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility. The Mylar cannot be printed until the title certification is updated and any discrepancies in the signature blocks are corrected.
9.	Paid Taxes	One (1) copy of Tax Collector's paid property tax receipt.
10.	Digital Copy of Plat	One (1) digital copy of the plat in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the plat must match the hardcopy version as submitted.
11.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits required in conjunction with this plat application.

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:	\$13,600.00	\$13,600.00	\$0.00
Inspection Fees:	N/A		N/A
Advertising fees*:	TBD		
Recording 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

Owner: Tight-Line Lakes, LLC
Greg DeTray
2740 SW Martin Downs Boulevard, #413
Palm City, FL 34990

Agent: Velcon Engineering & Surveying, LLC
Darren C. Guettler, P.E.
1449 NW Commerce Centre Drive
Port Saint Lucie, FL 34986
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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

N/A