

MEADOW RUN AT FOX GROVE SUBDIVISION, F.K.A., FOX GROVE REVISED FINAL SITE PLAN F084-007

Board of County Commissioners

Public Meeting

December 9, 2025

Owner: Meadow Run Property Owners Association Inc., (Jeff Cabel)

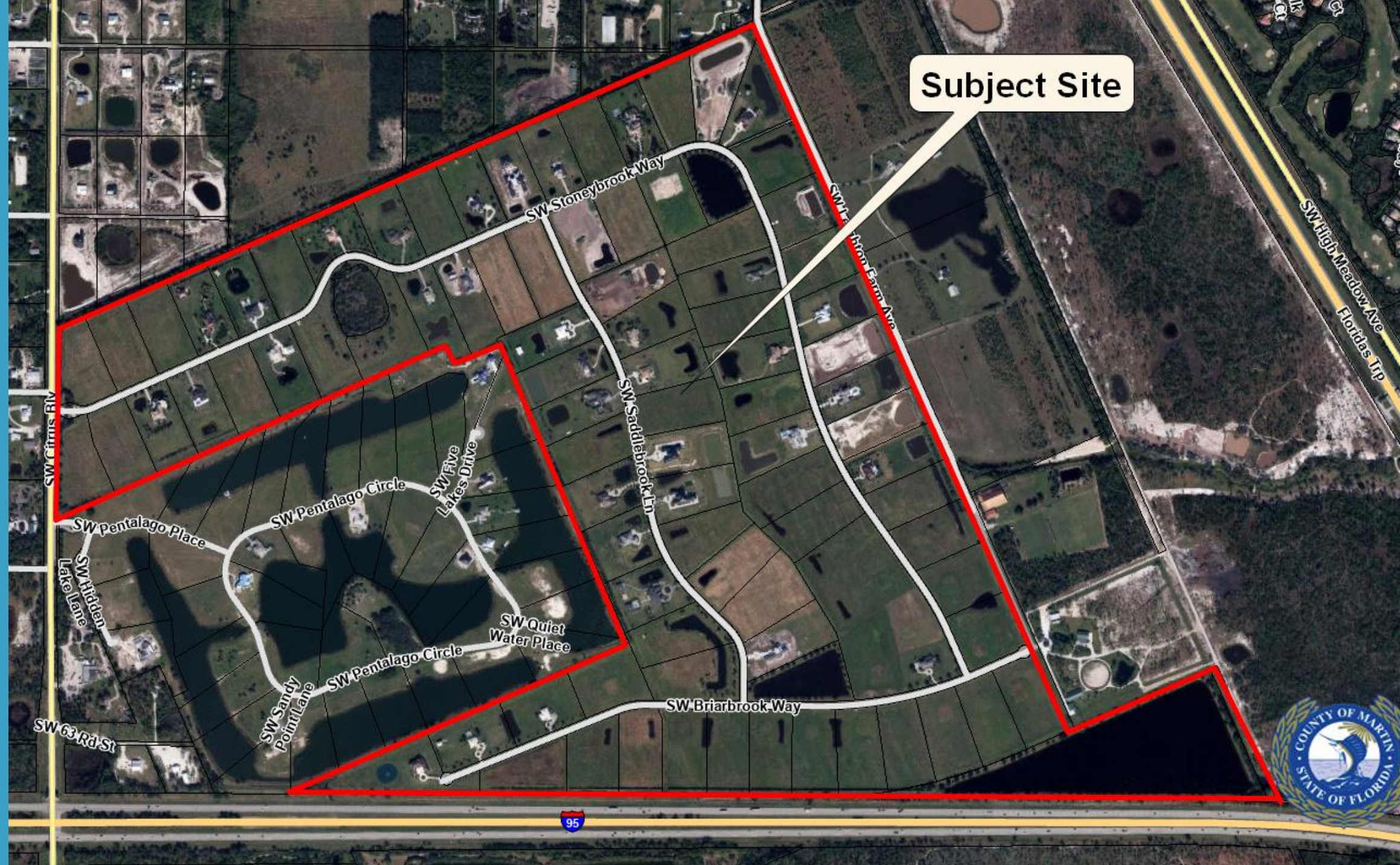
Applicant: Meadow Run Property Owners Association Inc.

Requested by: MacKenzie Engineering and Planning Inc., (Shaun MacKenzie, Chris Menninger)

Project Coordinator: Brian Elam, PMP, Principal Planner

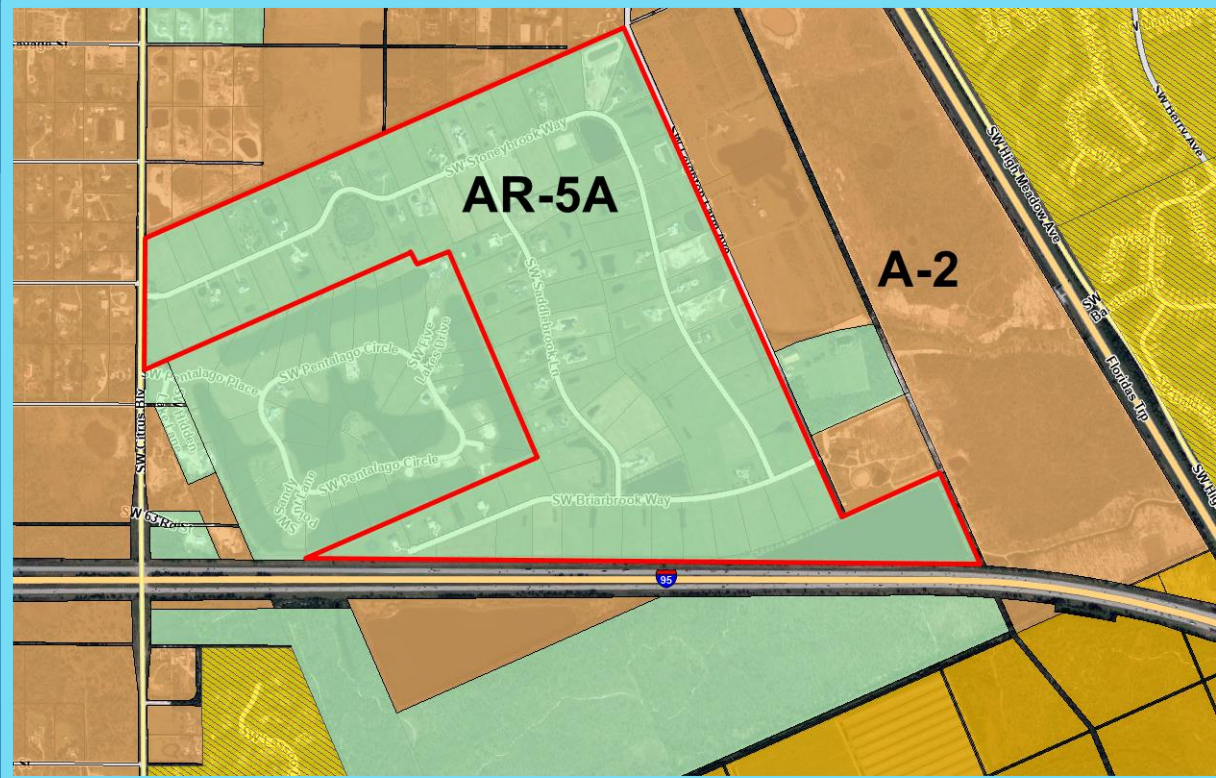


Subject Site

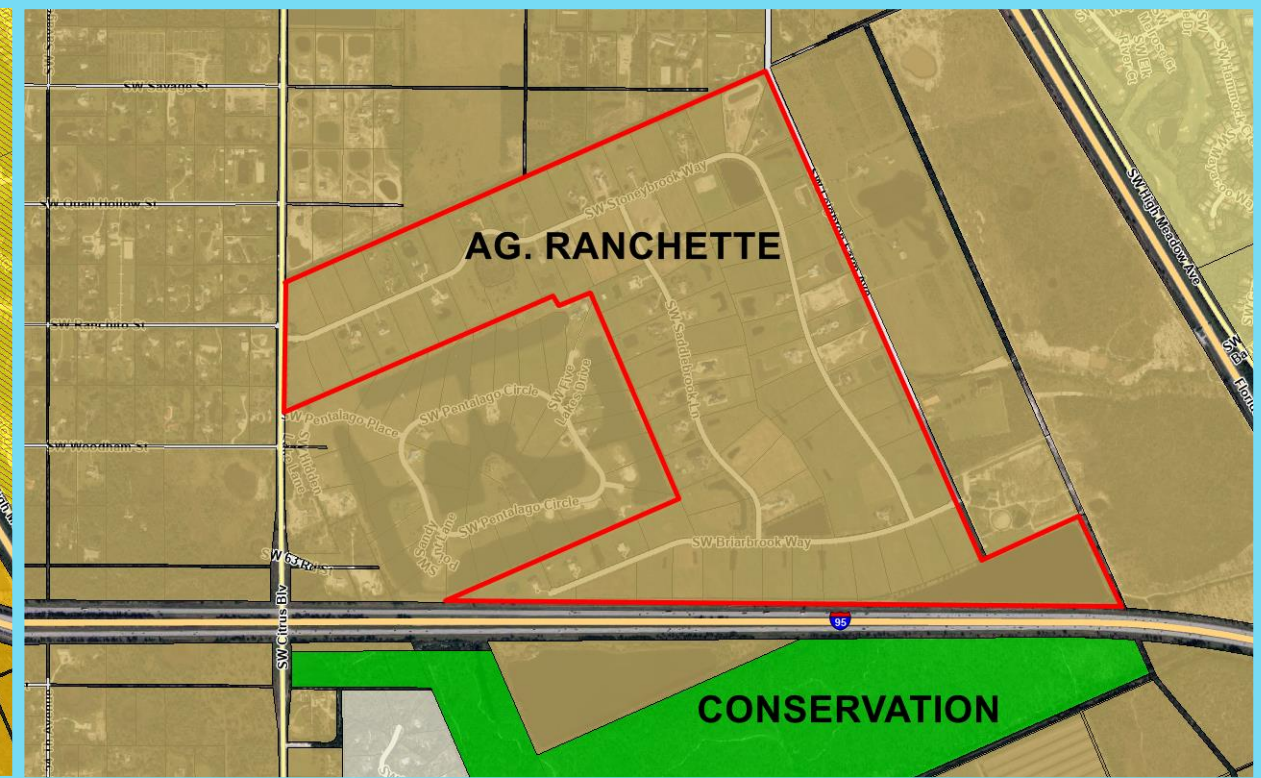


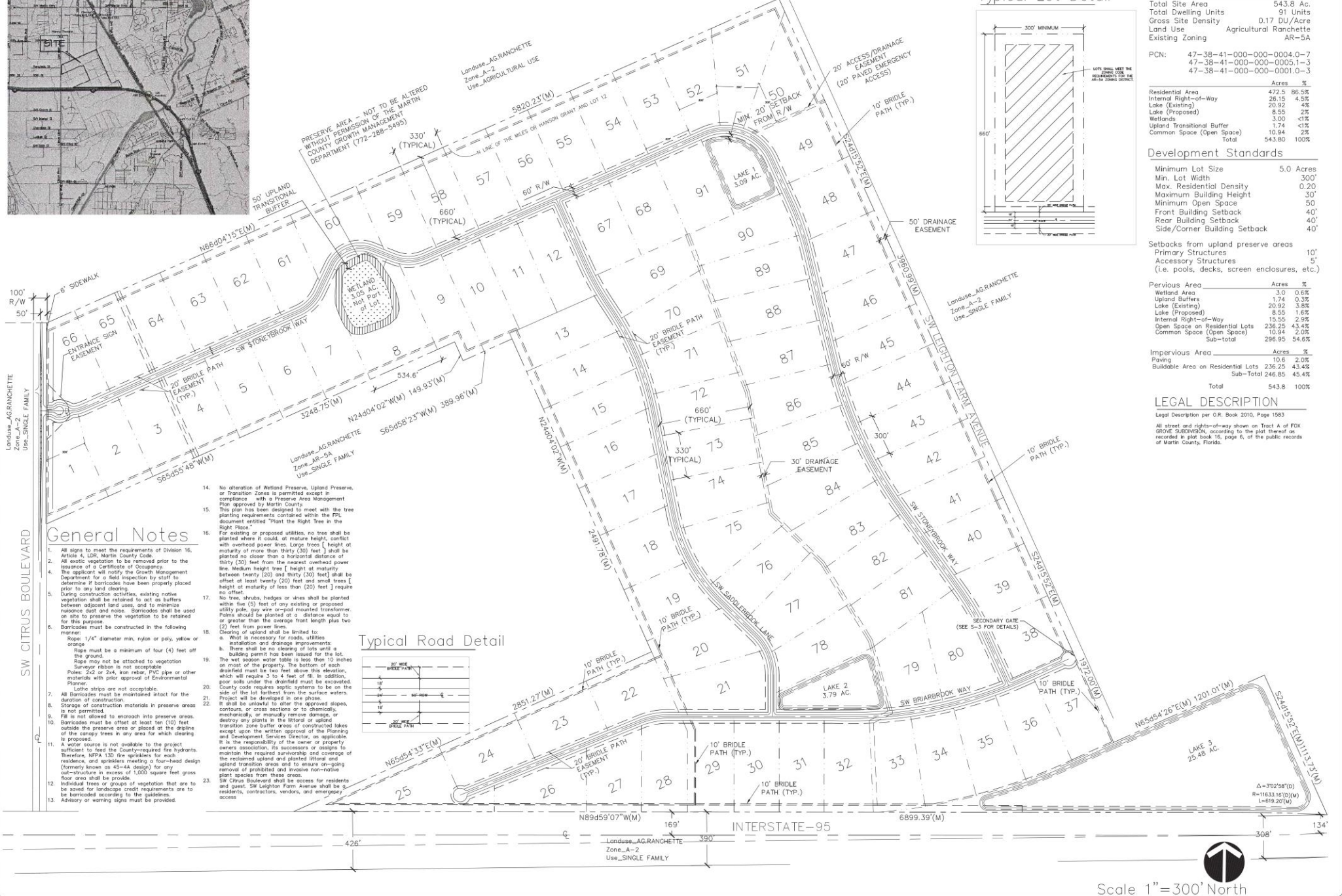
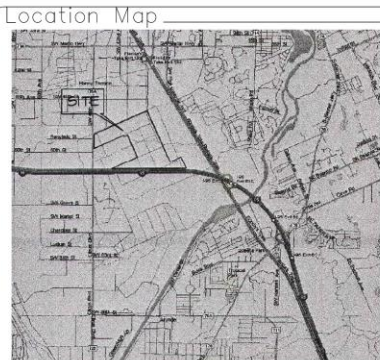
FUTURE LAND USE AND ZONING

AR-5A; AGRICULTURAL RANCHETTE DISTRICT

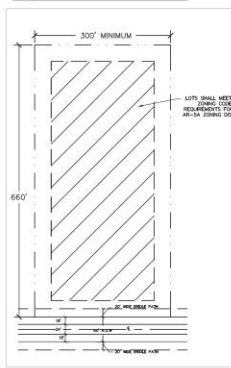


FUTURE LAND USE; AGRICULTURAL RANCHETTE





Typical Lot Detail



Site Data

Total Site Area	543.8 Ac.
Total Dwelling Units	91 Units
Gross Site Density	0.17 DU/Acre
Land Use	Agricultural Ranchette
Existing Zoning	AR-5A
PCN:	47-38-41-000-0004.0-7 47-38-41-000-0005.1-3 47-38-41-000-0001.0-3

Acres	%
Residential Area	472.5 86.5%
Internal Right-of-Way	26.15 4.8%
Lake (Existing)	20.92 4%
Lake (Proposed)	8.55 1.6%
Wetlands	3.00 <1%
Upland Transitional Buffer	1.74 <1%
Common Space (Open Space)	10.94 2%
Total	543.80 100%

Development Standards

Minimum Lot Size	5.0 Acres
Min. Lot Width	300'
Max. Residential Density	0.20
Maximum Building Height	30'
Minimum Open Space	50'
Front Building Setback	40'
Rear Building Setback	40'
Side/Corner Building Setback	40'

Setbacks from upland preserve areas	
Primary Structures	10'
Accessory Structures	5'
(i.e. pools, decks, screen enclosures, etc.)	

Pervious Area	Acres	%
Wetland Area	3.0	0.6%
Upland Buffers	1.74	0.3%
Lake (Existing)	20.92	3.8%
Lake (Proposed)	8.55	1.6%
Internal Right-of-Way	15.55	2.9%
Open Space on Residential Lots	236.25	43.4%
Common Space (Open Space)	10.94	2.0%
Sub-total	296.95	54.6%

Impervious Area	Acres	%
Paving	10.8	2.0%
Buildable Area on Residential Lots	236.25	43.4%
Sub-Total	246.85	45.4%
Total	543.8	100%

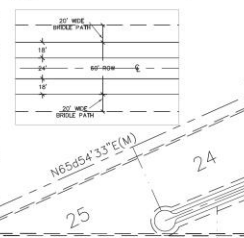
LEGAL DESCRIPTION

Legal Description per O.R. Book 2010, Page 1583
All street and rights-of-way shown on Tract A of FOX GROVE SUBDIVISION, according to the plat thereof as recorded in plat book 16, page 6, of the public records of Martin County, Florida.

General Notes

- All signs to meet the requirements of Division 16, Article 4, LOR, Martin County Code.
- All existing vegetation to be removed prior to the issuance of a Certificate of Occupancy.
- The applicant will notify the Growth Management Department for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used as a means to preserve the vegetation to be retained for this purpose.
- Barricades must be constructed in the following manner:
a. 1/4" diameter min. nylon or poly, yellow or orange.
b. Rope must be a minimum of four (4) feet off the ground.
c. Rope may not be attached to vegetation.
d. Surveyor ribbon is not acceptable.
e. Poles: 2x4 or 2x6, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
- Loche strips are not acceptable.
- All Barricades must be maintained intact for the duration of construction.
- Storage of construction materials in preserve areas is not permitted.
- Fill is not allowed to encroach into preserve areas.
- Barricades must be offset at least ten (10) feet outside the preserve area or placed at the decline of the canopy trees in any area for which clearing is proposed.
- A water source is not available to the project sufficient to feed the County-required fire hydrants. Therefore, NFPA 130 fire sprinklers for each residence, and sprinklers meeting a four-head design (formerly known as 45-44 design) for any out-structure in excess of 1,000 square feet gross floor area shall be provided.
- Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
- Advisory or warning signs must be provided.
- No alteration of Wetland Preserve, Upland Preserve, or Transition Zones is permitted except in compliance with a Preserve Area Management Plan approved by Martin County.
- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place."
- For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines. Large trees (height at maturity of more than thirty (30) feet) shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height trees (height at maturity between twenty (20) and thirty (30) feet) shall be offset at least twenty (20) feet and small trees (height at maturity of less than (20) feet) require no offset.
- No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average front length plus two (2) feet from power lines.
- Clearing of upland shall be limited to:
a. Work is necessary for roads, utilities installation and drainage improvements.
b. There shall be no clearing of lots until a building permit has been issued for the lot.
- The wet season water table is less than 10 inches on most of the property. The bottom of each drainfield must be two feet above this elevation, which will require 3 to 4 feet of fill. In addition, poor soils under the drainfield must be excavated. Property code requires septic systems to be on the side of the lot farthest from the surface waters. Project will be developed in one phase.
- It shall be unlawful to alter the approved slopes, contours, or cross sections or to mechanically, mechanically, or manually remove damage, or destroy any plants in the buffer area of upland transition zone buffer areas of constructed lakes or wetlands.
- It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required ownership and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure on-going removal of prohibited and invasive non-native plant species from these areas.
- SW Citrus Boulevard shall be access for residents and guest. SW Leighton Farm Avenue shall be a residents, contractors, vendors, and emergency access.

Typical Road Detail



Mackenzie
Engineering & Planning, Inc.

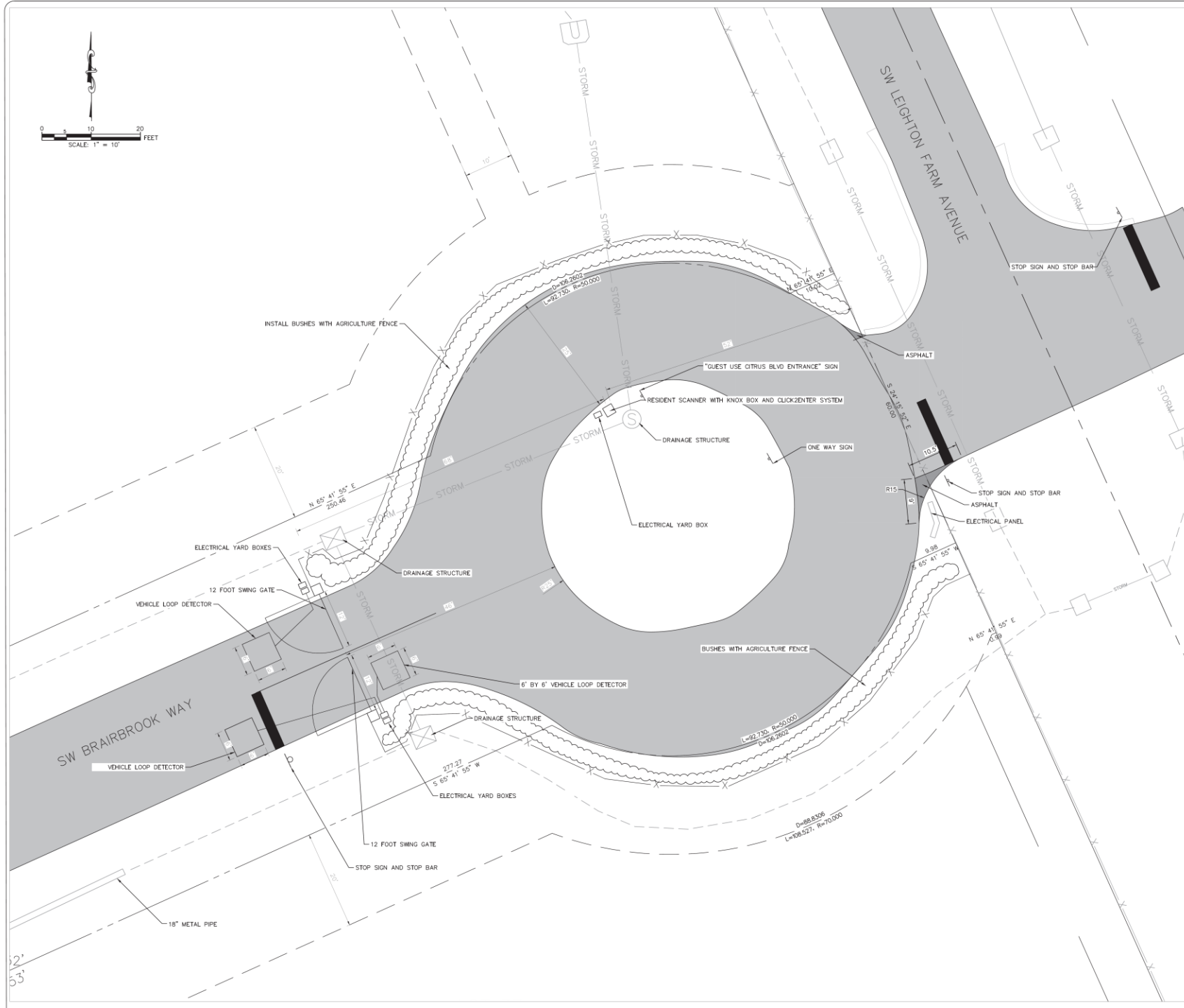
NO.	REVISION	BY:	DATE:
1	MC COMMENTS	CM	8-27-20

REVISED FINAL SITE PLAN
MEADOW RUN AT FOX GROVE FKA FOX GROVE
MARTIN COUNTY, FLORIDA

SCALE: SEE ABOVE
APPROVED: CM
DRAWN: CM
CHECKED: SCM
DATE: 09/19/2025
FIELD BOOK NO:

SHEET: S-1
OF: S-3
MEP PROJECT NO.
025-016
MC PROJECT NO.:
F084-007

Scale 1"=300' North





PUBLIC MEETINGS

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.



REVIEW OF APPLICATION

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 Sjöholm	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

Development review staff have found the Meadow Run Property Owners Association, Inc., application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



LOCAL PLANNING AGENCY

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



STAFF RECOMMENDATION

Staff recommends approval of the Meadow Run Property Owners Association, Inc., application.

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt the resolution approving the Revised Final Site Plan and for the Meadow Run at Fox Grove Subdivision project.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

