

MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM

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TO: The Honorable Board of County Commissioners

DATE: August 13, 2025

VIA: Elysse A. Elder, Acting County Attorney

FROM: Michael J. Grzelka, P.E., County Engineer

SUBJECT: Adopt an ordinance to amend Article 4, Site Development Standards; Division 21, Subdivision Regulations and Article 10, Development Review Procedures, Land Development Regulations, related to plats

Section 177.071, Florida Statutes (F.S.) was amended to require administrative approval of plats with no further action by the governing body of a County beginning July 1, 2025. At its meeting on July 21, 2025, the Board of County Commissioners adopted Resolution 25-7.15 that: delegates the Board's authority to approve plats, accept dedications of land pursuant to plats, and execute any documents necessary related to plats to the County Administrator; and updates the textual components of plats. At the meeting, the Board of County Commissioners was informed that certain amendments to the Land Development Regulations related to plats and the development review procedures were necessary, but not ready for consideration during a public hearing.

The proposed amendments to the Land Development Regulations are hereby proposed. In general, the proposed amendments are intended to: update the regulations for consistency with Chapter 177, F.S.; clarify or provide plain language; provide consistent references to various statutes, codes, and regulations; and correct paragraph numbering. More specific amendments are summarized below.

Article 4 DIVISION 21. SUBDIVISION REGULATIONS

Sec. 4.911. - General Provisions.

- 4.911.A. *Applicability*.: updates for consistency with Chapter 177, F.S.
- 4.911.B. *Subdivision defined*.: updates for consistency with Chapter 177, F.S.
- 4.911.E. *Approval of Final Site Plans*.: introduces a requirement for a platted lot to exist prior to approval of a non-residential final site plan
- 4.911.F. *Issuance of building permits*.: updates for consistency with Chapter 177, F.S.
- 4.911.F. *Authority of county inspectors*.: moves the authority of county inspectors (to **4.913. - Required and Improvements Infrastructure.**)

- 4.911.G. *Testing requirements.*: moves the testing requirements (to **4.913. - Required Improvements and Infrastructure.**)

Sec. 4.912. - Plat requirements.

- 4.912.A. *Purpose and Intent.*: includes the provision for a successor agency, officer, or provision of law (from 4.912.B. *Definitions.*)
- 4.912.B. *Definitions.*: updates for consistency with Chapter 177, Florida Statutes by removing redundant definitions; introduces a definition for Utility; moves the provision for a successor agency, officer, or provision of law (to 4.912.A. *Purpose and Intent.*)
- 4.912.C. *Plat Standards.*: reorders, consolidates, and clarifies the plat standards; moves the provisions for inspection of PRMs, PCPs, and lot corners prior to recordation (to 4.912.E. *Monuments.*)
- 4.912.E. *Monuments.*: broadens the title; updates for consistency with Chapter 177, F.S.; includes provisions for inspections of PRMs, PCPs, and lot corners prior to recordation (from 4.912.C. *Plat Standards.*)

Sec. 4.913. - Required improvements and infrastructure.

- 4.913.B. *Authority of county inspectors.*: includes the authority of county inspectors (from **4.911. - General Provisions.**)
- 4.913.C. *Testing.*: includes testing requirements (from **4.911. - General Provisions.**)
- 4.913.E. *Provision of security in lieu of completion.*: removes the option to post an escrow account

ARTICLE 10 - DEVELOPMENT REVIEW PROCEDURES

Sec. 10.1. - General.

- 10.1.B. *Glossary.*: includes parking areas in the definition of Final Site Plan; introduces a definition for Infrastructure Final Site Plan

Sec. 10.5. - Application review process.

- 10.5.F.8. *Decision-maker.*: updates *Table 10.5.F.9. Responsibility of Review and Final Action for Applications* for consistency with Chapter 177, F.S.

Sec. 10.7. Functions of the County Administrator.

- 10.7.B.: updates for consistency with Chapter 177, F.S.

Sec. 10.12. Appeal of final actions.

- 10.12.A.: updates for consistency with Chapter 177, F.S.