



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW
DRAFT STAFF REPORT

A. Application Information

**95 RIVERSIDE PUD PHASE IV
PLAT**

Applicant:	Pulte Home Company, LLC
Property Owner:	I-95 GROUP LLC
Agent for the Applicant:	HJA Design Studio, LLC
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	N027-014
Record Number:	DEV2023110004
Report Number:	2024_0816_N027-014_Staff_Report_Final
Application Received:	11/16/2023
Transmitted:	11/21/2023
Date of Report:	01/05/2024
Application Received:	04/10/2024
Transmitted:	04/11/2024
Date of Report:	05/31/2024
Application Received:	06/07/2024
Transmitted:	06/10/2024
Date of Report:	07/23/2024
Application Received:	07/30/2024
Transmitted:	07/30/2024
Date of Report:	08/16/2024

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B. Project description and analysis

This is a request by HJA Design Studio, LLC, on behalf of Pulte Home Company, LLC, for approval of the 95 Riverside PUD Phase IV Plat. The Plat is to be consistent with the Phase IV Final Site Plan which

contains 98 single-family townhomes on an approximately 12.40-acre site. The 95 Riverside PUD is located on the north side of SW Kanner Hwy / SR 76, on SW Lost River Road, approximately 0.17 miles east of the I-95 interchange in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

The 95 Riverside PUD Phase IV Final Site Plan was approved on November 7, 2023. As a result of the review of the plat application, minor technical adjustments were required to the previously approved final site plan for Phase IV of the 95 Riverside PUD to ensure consistency with the plat in accordance with Section 10.5.F.6(e), Land Development Regulations, Martin County, Fla.

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	Comp Planning Review	John Sinnott	772-320-3047	Comply
G	Site Design Review	John Sinnott	772-320-3047	Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Lindy Cerar	772-320-3055	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	Comply
M	Engineering Services Review	Michael Grzelka	772-223-7945	Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	N/A
O	Wellfield Review	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
P	Emergency Mgmt Review	Sally Waite	772-285-2298	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Michael Grzelka	772-223-7945	N/A
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Exemption

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. (2021).

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 July 23, 2024, with the resubmittal dated July 30, 2024, and additional materials received on August 14, 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

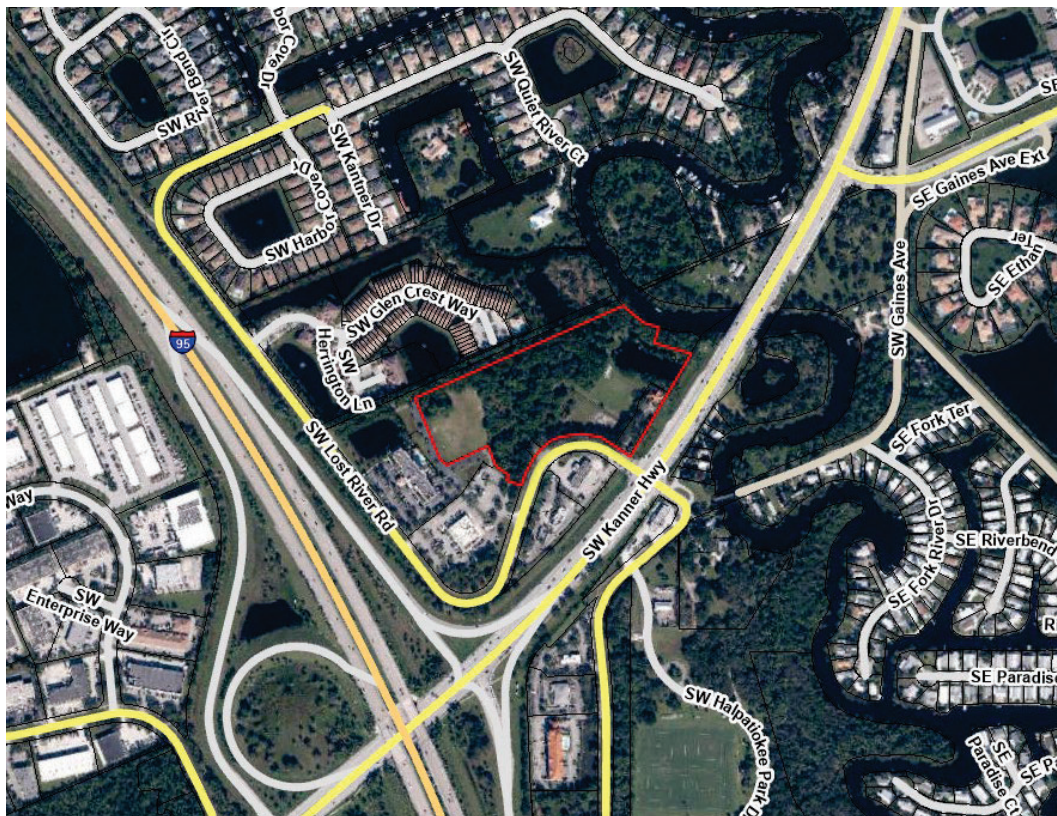
Parcel number(s) and address: 05-39-41-003-000-00020-4
05-39-41-000-000-00130-4
05-39-41-003-000-00001-7

Existing Zoning: 95 Riverside PUD

Future Land use: Commercial Office/Residential (COR)

Gross area of site: 12.40 acres

**Figure I:
Location Map**



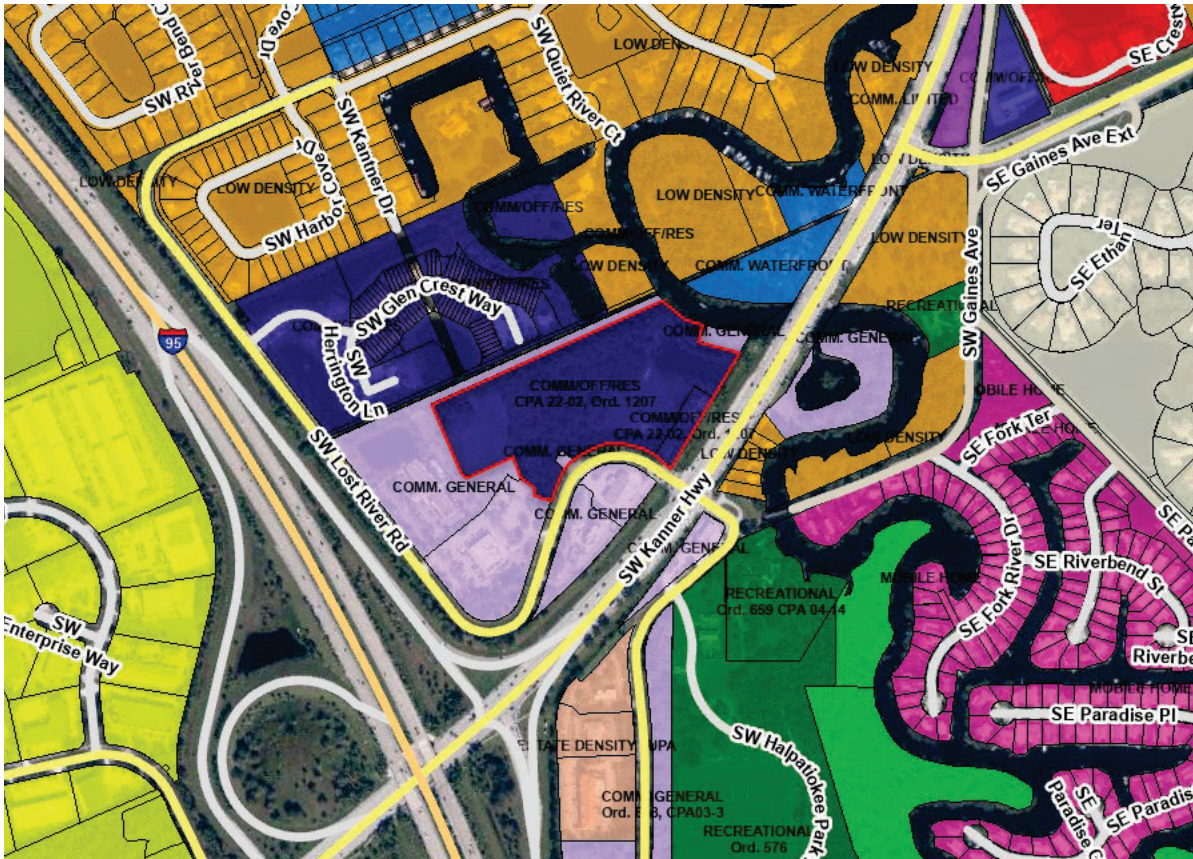
**Figure II:
Zoning Map**



Zoning districts of abutting properties:

- To the north: COR-2, RM-3
- To the south: R-3A, GC, PUD-C
- To the east: B-1
- To the west: PUD-C

**Figure III:
Future Land Use Map**



Future land use designation of abutting properties:

- To the north: Commercial General, COR, Low Density
- To the south: Commercial General, Low Density
- To the east: Commercial General, Commercial Waterfront
- To the west: Commercial General

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

Community Redevelopment

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

Commercial Design

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

Findings of Compliance:

Prior to the recording of the Plat, the Release and Termination of Access Easement and the Release and Termination of Pedestrian Access Easement must be approved by the Board of County Commissioners and recorded by the MC Clerk of Court.

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

Finding of Compliance:

This Plat complies with the approved Landscaping Plan.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

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 Services Division

Engineering

Findings of Compliance:

The Engineering Services Division of the Public Works Department staff has reviewed the application and finds it in compliance with Article 4, Division 21 of the Land Development Regulations.

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

Electronic Files

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

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).

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 the Plat in compliance with Martin County's requirements for water and wastewater level of service.

Wellfield 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 Rescue

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

ADA

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 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.
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.

Item	Description	Requirement
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.
9.	Executed Contract of Construction of Required Improvements	Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.
10.	Paid Taxes	One (1) copy of Tax Collector's paid property tax receipt.
11.	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.
12.	Approved Engineers Opinion of Probable Cost	One (1) copy of the approved Engineers Opinion of Probable Cost (EOPC) and, if changed, a revised EOPC with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.
13.	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 meeting. 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:	\$16,600.00	\$16,600.00	\$0.00
Inspection fees:	N/A		N/A
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00

* 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

Applicant/Owner: Pulte Home Company, LLC
Aimee Carlson
1475 Centrepark Boulevard, Suite 140
West Palm Beach, FL 33401

Agent: HJA Design Studio, LLC
Todd Troxell
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ttroxell@hjastudio.com

Engineer of Record: Engineering Design & Construction, Inc.
David Baggett
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Port St. Lucie, FL, 34987
772-462-2455 x 113
davidbaggett@edc.inc.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/Waste Water Service Agreement

Z. Attachments

N/A