



# Board of County Commissioners

PHQJ-2

2401 SE Monterey Road  
Stuart, Florida 34996

## Agenda Item Summary

COUNTY  
EXHIBIT #1

File ID: 20-0743

PHQJ-2

Meeting Date: 6/16/2020

**PLACEMENT:** Public Hearings - Quasi-Judicial

**TITLE:**

**MAGNOLIA RIDGE OF PALM CITY PUD (P161-004) REQUESTING APPROVAL OF PLANNED UNIT DEVELOPMENT ZONING AGREEMENT INCLUDING A MASTER/FINAL SITE PLAN**

**EXECUTIVE SUMMARY:**

Palm City GA Homes, LLC is requesting a rezoning from the current RM-8 Medium Density Residential District to the Planned Unit Development District (PUD) through a PUD Zoning Agreement including a Master/Final Site Plan for 28 residential townhomes on approximately 3.56 acres. The subject site consists of two undeveloped parcels located on the south side of SW Martin Highway, approximately 1,500 feet east of SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

**PREPARED BY:** Name: Matt Stahley  
Title: Senior Planner

**REQUESTED BY:** Palm City GA Homes, LLC, Robert Johns (owner)

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

Palm City GA Homes, LLC has requested a zoning district change from the current RM-8 Medium Density Residential District to the Planned Unit Development District (PUD), through the Magnolia Ridge of Palm City PUD Zoning Agreement including a Master/Final Site Plan for the development of residential townhomes for a total of 28 units within 14 two-story buildings, including a community pool, supporting infrastructure, and upland preserve on approximately 3.56 acres. The subject site consists of two parcels located on the south side of SW Martin Highway, approximately 1,500 feet east of SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

The project site has a land use designation of Medium Density Residential and a zoning of RM-8, Medium Density Residential District. The applicant is seeking flexibility in the zoning development standards through a PUD Zoning Agreement and is proposing public benefits to offset the modifications to the zoning standards. The application will be required to comply with the standards and Comprehensive Plan policies governing residential development. The project is located within

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY, FL  
Date: 6/16/2020  
CLERK OF CIRCUIT COURT  
CAROLYN JIMMANN  
By: [Signature]  
D.C.

the Primary Urban Services District, proposes a single access via SW Martin Highway and will be serviced by Martin County Utilities for water and wastewater.

Development review staff has reviewed this application and finds that it complies with the LDR, as detailed within the staff 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.

The application was consideration by the Local Planning Agency on June 4, 2020 and the LPA voted 5-0 for recommendation of approval.

The following supporting documents are attached to this item:

- Resolution to Approve Zoning Change
- PUD Zoning Agreement
- Master and Final Site Plan
- Resolution to Accept the Drainage, Access and Maintenance Easement
- Staff Report
- Application Materials
- Resubmittal Materials
- Preserve Area Management Plan
- Landscape Plan
- Financial Disclosure
- Legal Ad
- Sample Notice
- Sign Certification
- Surrounding Property Owners Certification
- Resolution to Deny Zoning Change

The Planned Unit Development Zoning Agreement, Landscape Plan, and Resolution to Accept the Drainage, Access and Maintenance Easement have been provided by Supplemental Memorandum.

### **ISSUES:**

There are no unresolved issues with this application.

### **LEGAL SUFFICIENCY REVIEW:**

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

### **RECOMMENDED ACTION:**

#### **RECOMMENDATION**

1. Move that the Board receive and file the agenda item summary and all of its attachments including the Staff Report for the record as Exhibit 1.
2. Move that the Board approve the request for the zoning district change from the RM-8 medium Density Residential District to the Planned Unit Development District (PUD) and approve the

- Magnolia Ridge of Palm City PUD Zoning Agreement including the Master and Final Site Plan.
3. Move that the Board adopt the Resolution approving and accepting the Drainage, Access and Maintenance Easement from Palm City GA Homes, LLC and authorize the Chairman to execute any documents necessary to complete the transaction.

#### **ALTERNATIVE RECOMMENDATIONS**

Move that the Board continue the request for approval to a date certain.

#### **FISCAL IMPACT:**

#### **RECOMMENDATION**

The applicant has paid the \$13,800 application fee and the \$290.00 completeness fee.

<b>Funding Source</b>	<b>County Funds</b>	<b>Non-County Funds</b>
<b>Subtotal</b>		
<b>Project Total</b>		

#### **ALTERNATIVE RECOMMENDATIONS**

None

#### **DOCUMENT(S) REQUIRING ACTION:**

- ☐ Budget Transfer / Amendment   ☐ Chair Letter   ☒ Contract / Agreement  
☐ Grant / Application   ☐ Notice   ☐ Ordinance   ☒ Resolution  
☒ Other: 2 Resolutions & 1 Agreement

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
DEVELOPMENT ORDER**

**RESOLUTION NUMBER 20-**

**[REGARDING CHANGE IN ZONING CLASSIFICATION FROM RM-8, MEDIUM DENSITY  
RESIDENTIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT FOR  
MAGNOLIA RIDGE OF PALM CITY PUD WITH A CERTIFICATE OF PUBLIC  
FACILITIES EXEMPTION]**

**WHEREAS**, this Board has made the following determinations of fact:

1. Palm City GA Homes, LLC submitted an application for a zoning district change from the current RM-8, Medium Density Residential District to the PUD, Planned Unit Development District for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on June 4, 2020. The LPA's recommendations were forwarded to the Board of County Commissioners for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on June 16, 2020.
5. At the public hearing, all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

A. The zoning district classification of the property described in Exhibit A is hereby changed from the RM-8, Medium Density Residential District to the PUD, Planned Unit Development District pursuant to the Magnolia Ridge of Palm City PUD Residential Planned Unit Development Zoning Agreement.

B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the property described in Exhibit A is subject to a determination of level of service capacity at final site plan approval and no rights to obtain

final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.

D. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 16th DAY OF JUNE, 2020.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: \_\_\_\_\_  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

## Exhibit A

### PALM CITY GA HOMES LEGAL DESCRIPTION

PARCEL 1: PARCEL ID 24-38-40-000-003-00010-8

THE WEST 100 FEET OF TRACT 3, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6,

### LEGAL DESCRIPTION

#### PARCEL 1:

TRACTS 2, 6 AND 7, BLOCK 43, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. COVE ROAD.

#### PARCEL 2:

TRACTS 2 AND 7, BLOCK 44, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. SALERNO ROAD.

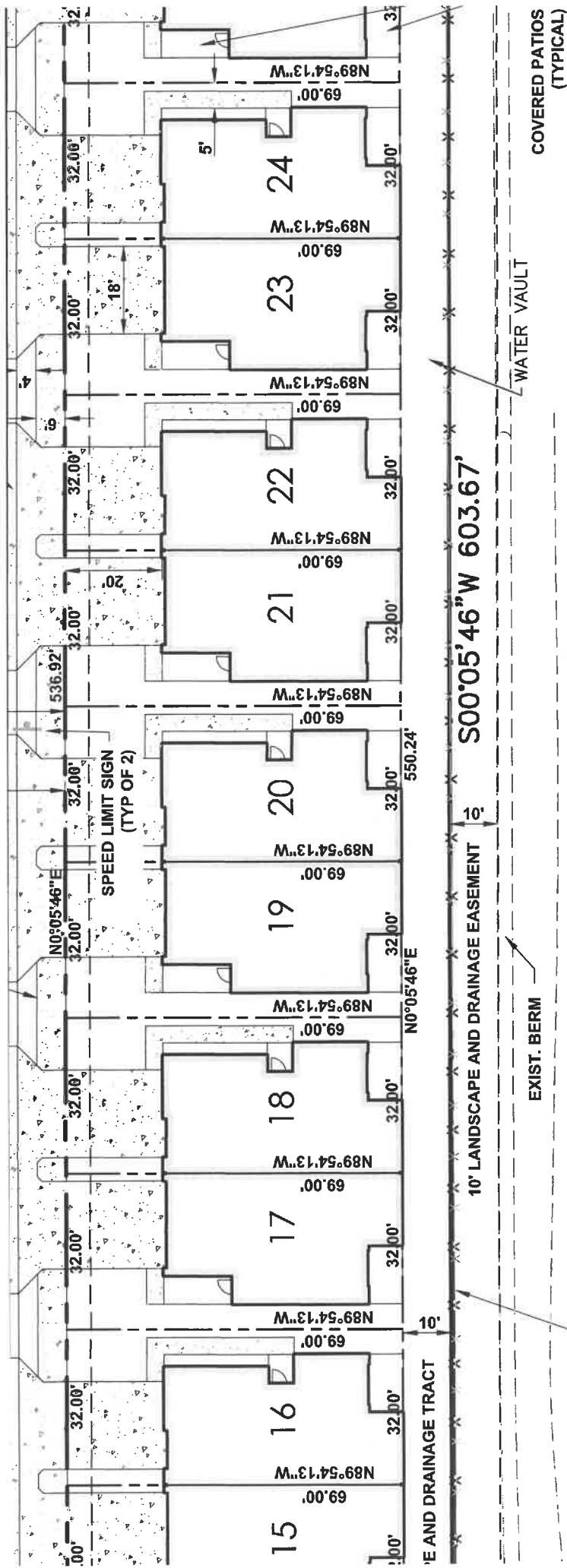
#### LESS THE FOLLOWING:

BEING KNOWN AS A PORTION OF TRACT 2, BLOCK 44, "ST. LUCIE INLET FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE CENTERLINE OF A 30 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 23°16'57" EAST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 40 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE RUN NORTH 66°09'54" EAST ALONG THE NEW RIGHT-OF-WAY OF WAY LINE OF SALERNO ROAD AND A LINE BEING SOUTH AND PARALLEL TO THE ORIGINAL CENTER LINE AND NORTH LINE OF SAID TRACT 2 A DISTANCE OF 237.81 FEET TO A POINT; THENCE RUN SOUTH 23°16'57" EAST A DISTANCE OF 120.01 FEET TO A POINT; THENCE RUN SOUTH 66°09'54" WEST A DISTANCE OF 237.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE RUN NORTH 23°16'57" WEST ALONG SAID WEST LINE A DISTANCE OF 120.01 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 28,537 S/F, 0.66 ACRES +/-

INCLUDED AREA = 2,052,500 SQUARE FEET, 47.12 ACRES +/-.

PCN #: 55-38-41-000-043-00020-4



EXIST. FENCE TO BE  
PLACED WITH 6" BLACK  
NYL COATED CHAIN LINK  
FENCE (SEE MC UTILITIES  
DETAIL 57)

**ZONING**  
**RE-2A RURAL ESTATE DISTRICT**

**FUTURE LAND USE**  
**RURAL DENSITY**

**EXISTING USE**  
**INSTITUTIONAL, PLACE OF WORSHIP**

## Site Data:

**Existing Zoning:**

**Zoning:** PUD-R, RESIDENTIAL PI

**Future Land Use Designation:**

**Existing Use:**

## Use:

**Total Site Area:**

Number of Units:

**Gross Residential Density:**

**Impervious Area:**

**Buildings (Includes Covered Patios):**

**Pavement/Curb:**

**Driveways:**

**Sidewalks:  
Lift Station**

**Danforth Creek B**

**Pool Area:**

## Pervious Air

**Pervious Area:**

**155,187 s.f. (**

76,363 s.f. (

36,036 s.f.

**16,794 s.f.**

**15,274 s.f.**

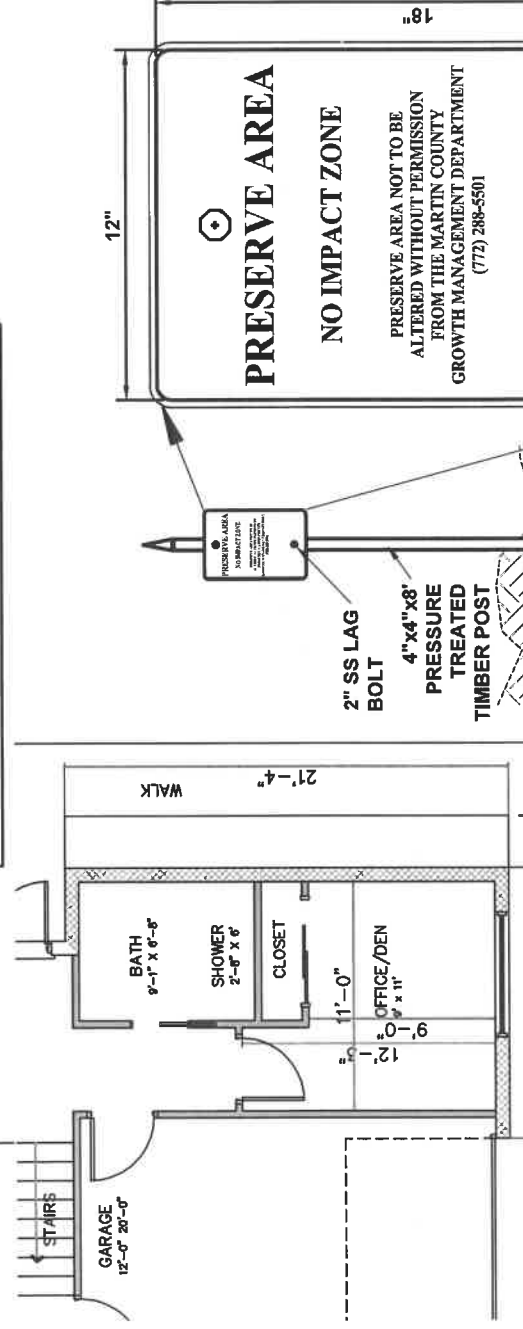
5,804 s.f.  
410 s.f.

1200 s.f.

845 s.f.

**78,824 s.f.**

**78,824 s.f. (**





# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## MAGNOLIA RIDGE OF PALM CITY PUD PUD ZONING AGREEMENT AND MASTER/FINAL SITE PLAN

Applicant:	Palm City GA Homes, LLC, Robert Johns
Property Owner:	Palm City GA Homes, LLC
Agent for the Applicant:	Palm City GA Homes, LLC, Robert Johns
County Project Coordinator:	Matt Stahley, Senior Planner Growth Management
Director:	Paul Schilling
Project Number:	P161-004
Record Number:	DEV2019010008
Report Number:	2020_0520_P161-004_DRT_Staff_Final.docx
Application Received:	02/13/2019
Transmitted:	02/18/2019
Staff Report Issued:	04/15/2019
Joint Workshop:	04/25/2019
Resubmittal Received:	09/13/2019
Transmitted:	09/18/2019
Staff Report Issued:	11/15/2019
Joint Workshop:	11/21/2019
Resubmittal Received:	01/17/2020
Transmitted:	01/21/2020
Minor Revisions Requested:	03/17/2020
Revisions Received:	04/10/2020
Minor Revisions Requested:	04/30/2020
Revisions Received:	05/05/2020
Staff Report Issued:	05/20/2020
LPA Meeting Date:	06/04/2020
BCC Meeting Date:	06/16/2020

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### *B. Project description and analysis*

Magnolia Ridge of Palm City PUD (P161-004). Palm City GA Homes, LLC – Request for a zoning district change from the current RM-8 Medium Density Residential District to the Planned Unit Development District (PUD), and a concurrent request for approval of the Magnolia Ridge of Palm City PUD Zoning Agreement,



Master and Final Site Plan for the development of residential townhomes for a total of 28 units within 14 two-story buildings, including a community pool, supporting infrastructure, and upland preserve on approximately 3.56 acres. The subject site consists of two parcels located on the south side of SW Martin Highway, approximately 1,500 feet east of SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

The project site has a land use designation of Medium Density Residential and a zoning of RM-8, Medium Density Residential District. The applicant is seeking flexibility in the zoning development standards through a PUD Zoning Agreement and is proposing public benefits to offset the modifications to the zoning standards. The application will be required to comply with the standards and Comprehensive Plan policies governing residential development. The project is located within the Primary Urban Services District, proposes a single access via SW Martin Highway and will be serviced by Martin County Utilities for water and wastewater.

### ***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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Matt Stahley	320-3047	Comply
F	ARDP	Samantha Lovelady	288-5664	Done
G	Development Review	Matt Stahley	320-3047	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Ellen Macarthur	288-5794	Comply
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	288-5416	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
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	Michele Jones	219-4942	N/A
Q	ADA	Stephanie Piche	288-5416	Comply
R	Health Department	Todd Reinhold	221-4090	Comply
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Ongoing
T	Adequate Public Facilities	Matt Stahley	320-3047	Comply

### ***D. Review Board action***

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The second public hearing 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).

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), 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 requested revisions dated April 30, 2020 with its response dated May 5, 2020. 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:

243840000003000206

2840 SW MARTIN HWY

243840000003000108

2810 SW MARTIN HWY

Existing Zoning:

RM-8, Medium Density Residential District

Future land use:

Medium Density Residential 8/Acre

Gross area of site:

3.56 acres

Residential development:

Townhouse units:

28

**Figure 1: Location Map**





**Figure 2: Subject Site 2018 Aerial with Site Plan Overlay**



Adjacent existing or proposed development:

To the north:	Public School (Hidden Oaks Middle School)
To the south:	Single Family Residential
To the east:	Institutional (House of Worship)
To the west:	ROW (Stormwater Lake), Undeveloped (southwest)

**Figure 3: Local Area 2018 Aerial**



Zoning district designations of abutting properties:

To the north:	PUD-R, Residential Planned Unit Development (across SW Martin Hwy)
To the south:	A-1, Small Farms District
To the east:	RE-2A, Rural Estate 2 UPA
To the west:	ROW and RM-8, Medium Density Residential District



To the north: General Institutional (across SW Martin Hwy)  
 To the south: Rural Density  
 To the east: Rural Density  
 To the west: ROW and Medium Density Residential

### **Policy 4.1E.6. PUD**

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD

zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

#### **Policy 4.1E.8 Public Benefits**

Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer, and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

The applicant is requesting the relief from Martin County Code for setbacks, building separation, and landscape buffering requirements.

#### **The applicant is proposing the following public benefits:**

1. The applicant has agreed to construct and install two surface water aerating fountains no less than 30 feet in diameter in the county's retention pond located immediately west of the project.
2. The applicant has agreed to install a lift station capable of serving additional projects in the general vicinity of the project to eliminate the county's needs to install, upgrade, and maintain multiple lift stations.

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:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, zoning or procedural requirements issues associated with this application.

#### **Additional Information:**

##### **Information #1:**

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. 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 on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR

**Information #2:**

**Timetable Of Development - Final**

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.1., 5.32

**Information #3:**

As part of the conditions of approval for all development orders for Major applications, including PUDs, the applicant shall provide annual status reports to the County Administrator to ensure that development occurs according to the terms of the development order. The Monitoring report shall be due on the Anniversary date of the Major Master Plan Approval. MARTIN COUNTY, FLA., LDR §10.13.D.2 (2019)

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

**Commercial Design**

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR SECTION 4.871.B. (2016)

**Community Redevelopment Area**

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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

The Applicant is required to provide a Drainage, Access and Maintenance Easement from Danforth Creek to the top of bank to Martin County. The following due diligence materials are required:

**Item 1: TITLE COMMITMENT**

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

**NOTE:** The applicant has complied with this requirement.

**Item 2: SURVEY AND SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.

3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

**NOTE:** The applicant has complied with this requirement.

### **Item 3: ENVIRONMENTAL SITE ASSESSMENT**

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

**NOTE:** The applicant has complied with this requirement.

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

##### **Environmental**

##### **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.

##### **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 28 lot subdivision. The applicant has submitted landscape plans that provide . acres of landscape area which equates to 21.7% of the development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. Section 4.663.B., Land Development Regulations, Martin County, Fla. (2013).

In accordance with Section 4.663.B.1.a, Land Development Regulations, Martin County, Fla. (2013), one half of a Type 4 buffer, 20 foot is required along the east property line where the parcel is adjacent to an existing church classified as an institutional land use. When it was developed this church provided ½ of the Type 4 buffer and the balance was to be provided on the residential parcel when it was developed. Due to site size constraints this residential project has requested alternative compliance for provision of this buffer. The applicant has proposed

to provide 6 feet of buffer on the site and to supplement the buffer on the church property to provide sufficient opaqueness and screening. The 40 trees that would be required for ½ of a Type 4 Buffer have been provided on the residential parcel and 8 additional trees will be established within the church buffer where screening is limited. Four rows of staggered shrubs are also to be established between the two parcels.

Wherever new residential dwelling units are proposed to be located along any minor or major arterial road, excluding Community Redevelopment Overlay Districts, a Type 5 bufferyard shall be required to screen the view of the dwelling units from the street Section 4.663.B.2., Land Development Regulations, Martin County, Fla. (2013). C.R. 714 is classified as a major arterial road herefore a Type 5 buffer is required and has been provided.

Section 4.666.E. Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. To meet this requirement the applicant has submitted Landscape and Construction Plans to provide for preservation of 6 trees within proposed landscape buffers and other common areas. These protected trees include a 28 inch diameter pine tree located adjacent to the rear retention area; a wood retaining wall is to be constructed to protect the canopy zone from construction disturbance.

Where an applicant demonstrates that connection of stormwater management systems to a preserve area interface is impractical due to requirements in Article 4, Division 9 or other documentation as approved by the Growth Management Department Director, alternative compliance to this section may be provided. At a minimum, the stormwater management systems will be required to be planted with native plant material; the rear retention area has been planted with native grasses and supplemented with native trees along the perimeter.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

#### ***K. Determination of compliance with transportation requirements - Engineering Department***

##### **Findings of Compliance:**

The Traffic Division of the Public Works Department finds this application in compliance.

##### **Compliance with Adequate Public Facilities Ordinance:**

Staff has reviewed the Traffic Statement prepared by Captec Engineering, Inc., dated February 2019. Captec Engineering, Inc. stated that the site's maximum impact was assumed to be 19 directional trips during the PM peak hour. Staff finds that SW Martin Highway is the recipient of a majority of the generated trips. The generalized service capacity of SW Martin Highway is 2000. The project impact is 0.95% of the maximum volume of that roadway. SW Martin Highway is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2021).

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the accepted road facility) (Article 5, Division 1, Section 5.3).

#### ***L. Determination of compliance with county surveyor - Engineering Department***



The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

**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 no excavation is proposed and only fill will be brought onto 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 the proposed development will retain the 25-year, 3-day storm event prior to discharging. The applicant proposed a stormwater system consisting of three dry detention areas on site. The applicant demonstrated the water quality volume is being met in the proposed dry detention areas prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

**Division 10 - Flood Protection:** The proposed development is not within a Special Flood Hazard Area. The proposed finish floor elevation is 18.05-feet NAVD, which is at the approved minimum finished floor elevation of 18.05-feet NAVD; therefore, the applicant has demonstrated compliance with Division 10.

**Division 14 - Parking and Loading:** The applicant demonstrated compliance with the parking requirements set forth in Division 14 with the proposed parking.

**Division 19 - Roadway Design:** The applicant is not proposing to make modifications to the existing SW Martin Highway and has demonstrated compliance with the design of the proposed driveway connection; therefore, the applicant demonstrated compliance with the requirements in Division 19.

**Compliance with Adequate Public Facilities Ordinance:**

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

***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. (2018).

**Electronic File Submittal**

**Findings of Compliance:**

The AutoCAD site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

The AutoCAD site plan was in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

***O. Determination of compliance with utilities requirements - Utilities Department***

**Water and Wastewater Service**

**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 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 Prevention**

**Finding of Compliance:**

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. 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 Preparedness**

The applicant has indicated that the project is not located within a storm surge zone pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016), which has been verified by the Emergency Management Department. Therefore, Emergency Management was not required to review this application.

***Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department***

**Findings of Compliance:**

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

***R. Determination of compliance with Martin County Health Department and Martin County School Board***

**Martin County Health Department**

**Findings of Compliance:**

The Health Department staff has reviewed the application for this project and finds it in compliance with the applicable Land Development Regulations.

**Additional Information:**

**Information #1:**

**Community Pool Facility**

The project includes a proposed community pool facility. Please be advised that an application must be submitted and reviewed per Chapter 64E-9 FAC prior to building permit review. This includes submittal of construction plans to this office and the building department prior to commencement of construction. If you have any questions, please call Todd Reinhold or Nick Clifton with this office at (772) 221-4090.

**Martin County School Board**

**Findings of Compliance:**

**School Concurrency**

The School Board staff has reviewed this application for compliance with Florida Statutes, Martin County code and School Board Policy. Analysis indicates that sufficient school capacity reservation will be available via transfer from the adjacent school zone. Therefore, the School Board has no objection to the proposed development. Please see the Concurrency Analysis provided as Exhibit 1.

***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 following is a summary of the review for compliance with the standards contained in Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

**Potable water facilities**

Service provider - Martin County

Findings - Pending

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

**Sanitary sewer facilities**

Service provider - Martin County

Findings - Pending

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

**Solid waste facilities**

Findings – In Place

Source - Growth Management Department

**Stormwater management facilities**

Findings - Pending

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities  
Findings – In Place  
Source - Growth Management Department

Roads facilities  
Findings  
Findings - Pending  
Source - Engineering Department  
Reference - see Section K of this staff report

Public safety facilities  
Findings – N/A  
Source - Growth Management Department  
Reference - see Section P of this staff report

Public school facilities  
Findings - Comply  
Source - Growth Management Department  
Reference see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

#### ***U. Post-approval requirements***

Approval of the development order is conditioned upon the applicant's submittal of all required post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

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 #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

##### **Item #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.

##### **Item #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.

##### **Item #4:**

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 certified letter stating that no title

transfer has occurred.

**Item #5:**

Original and one (1) copy of the current, staff approved, executed Unity of Title in standard County format. If there has been a property title transfer since the approval, provide a revised unity of title reflecting the new ownership.

**Item #6:**

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.

**Item #7:**

One (1) 24" x 36" of the approved site plan.

**Item #8:**

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

**Item #9:**

One (1) digital copy of site plan in AutoCAD 2010 to 2017 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #10:**

Original of the construction schedule.

**Item #11:**

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.

**Item #12:**

Two (2) originals of the cost estimate, 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.

**Item #13:**

A copy of the recorded drainage easement for the Danforth Creek Bank.

**Item #14:**

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

**Item #15:**

One blank disk or flash/thumb drive.

## ***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:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800.00	\$13,800.00	\$0.00
Inspection fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact 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.

\*\*\*Impact fees required at building permit.

## ***X. General application information***

Applicant: Palm City GA Homes, LLC  
Robert Johns  
1900 NE 16<sup>th</sup> Terrace  
Ft. Lauderdale, FL 33305  
(954) 444-8796  
[rj@guardianamerican.com](mailto:rj@guardianamerican.com)

Agent: Palm City GA Homes, LLC  
Robert Johns  
1900 NE 16<sup>th</sup> Terrace  
Ft. Lauderdale, FL 33305  
(954) 444-8796  
[rj@guardianamerican.com](mailto:rj@guardianamerican.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***

**Exhibit 1: School Concurrency Analysis**



## Martin County School District CIP School Concurrency Determination

**Project:** Palm City Townhomes – PUD Master/ Final Site Plan  
**Date Received:** October 31, 2019  
**Project #:** P161-004  
**Owner/Applicant:** Palm City GA Homes  
**Location:** SW Mapp Rd., Palm City

**Planned Project Units:** 28 TH

### Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	.100	3
Middle School:	.056	1
High School:	.073	2
SGR =	.229	6

### Service Area Analysis

CSA	LOS	3 YR Added Capacity	Total LOS Capacity	Oct. 11, 19 Student Enrollment	Projects w/Reserved Capacity	This Project Demand	TOTAL Demand	Available Capacity
Palm City Zone - Elementary Palm City Elem, Bessey Creek, Citrus Grove	2140	0	2140	1918	49	3	1970	170
Palm City Zone - Middle Hidden Oaks	1344	0	1344	1032	24	1	1057	287
Stuart Zone – High School Martin County High	2160	0	2160	2179	48	2	2229	<-50>
Jensen Beach – High School Adjacent Zone	1914	0	1914	1494	77	2	1573	341

**Concurrency Availability:** Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity exists at the Elementary and Middle grade levels, to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180. Although the Zoned High School is overcapacity, the Adjacent Zone does have capacity to fulfill this application.

**School Capacity:** This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final approval from the Martin County Growth Management Department. This concurrency reservation shall expire three (3) years from the date of issuance of this concurrency determination.

**Comments:** This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units.

**Letter of No Objection w/Conditions:** At this time we can provide a letter of no objection with the following conditions:

1. None

**School District Contact:** Kimberly Everman / Capital Planner- Projects Specialist

**Date Issued:** 11.01.19

**Telephone:** 772- 223-3105, Ext.134

**E-Mail:** [evermak@martin.k12.fl.us](mailto:evermak@martin.k12.fl.us)



February 13, 2019  
1746

Ms. Catherine Riiska, M.S., P.W.S.  
Principal Planner  
Growth Management Director  
**MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT**  
2401 SE Monterey Road  
Stuart, Florida 34996  
(772) 286-5667  
[criiska@martin.fl.us](mailto:criiska@martin.fl.us)

**RE: PALM CITY GA HOMES (FKA PALM BLUFF TOWNHOME)**  
**APPLICATION NO. DEV2019010008**  
**PROJECT NUMBER P161-004**  
**APPLICATION FOR PUD ZONING MASTER AND FINAL SITE PLAN**

Dear Ms. Riiska:

Our office is in receipt of your Completeness letter dated February 5, 2019 and received by our office on February 11, 2019.

**ITEM 1: PROPERTY TRANSFER:** A certification of any property transfer since the property was deeded to the current property owner that is the applicant for the project.

**Comments:** Please provide either a certificate of any property transfer or a statement that no transfer has occurred.

**RESPONSE:** See the attached original Certification that No Transfer has occurred. This item has been added to the CD.

**ITEM 2: STORMWATER REPORT OR CALCULATIONS:** A storm water management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Storm Water Management and Flood Protection Standards for Design and Review.

**COMMENTS:** Please provide an appropriately signed and sealed report.

**RESPONSE:** An appropriately signed and sealed report is attached.



Ms. Catherine Riiska, M.S., P.W.S.  
 Palm City GA Homes; Project No. P161-004  
 February 13, 2018  
 Page Two

**ITEM 3: TRAFFIC IMPACT ANALYSIS:** A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name address and certification of authorization of the engineering business.

**Comments:** Please update the buildout year.

**RESPONSE:** The Traffic Impact Analysis has been revised to reflect the updated buildout year of 2021.

**ITEM 4: PROPERTY OWNERS:** Certified list of property owners to be notified by letter of the public hearings.

**Comments:** Required to be submitted no later than 14 days prior to the first public hearing.

**RESPONSE:** A copy of the Certified List of property owners is enclosed with this submittal. The original will be emailed and hand delivered to you as soon as it is received via United States mail.

**ITEM 5: DISCLOSURE OF INTEREST AFFIDAVIT:** Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3, LDR, MCC]

**Comments:** Please provide the original document, not a photocopy.

**RESPONSE:** The original Disclosure of Interest Affidavit Form is included in this submittal.

At this time, the full application is submitted with a copy of the completeness submittal letter; completeness acceptance letter; one set of 8-1/2" documents; and 2 sets of plans. Also provided is a bookmarked CD along with the application fee in the amount of \$13,800.00 made payable to the "Martin County Board of County Commissioners"

The applicant is in the process of having the sign placed on the property in accordance with Section 10.6, Article 10, Land Development Regulations. Documentation (photograph and Certification Letter) will be provided as soon as it is received.

Sincerely,



Joseph W. Capra, P.E.  
 President

JWC/kk  
 Attachments



February 1, 2019  
1746

**RECEIVED**  
FEB 01 2019  
GROWTH MANAGEMENT  
DEPARTMENT

Ms. Nicki van Vanno  
Growth Management Director  
**MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT**  
2401 SE Monterey Road  
Stuart, Florida 34996  
(772) 288-5520

**RE: PALM CITY GA HOMES (FKA PALM BLUFF TOWNHOME)**  
**APPLICATION NO. DEV2019010008**  
**PROJECT NUMBER P161-004**  
**APPLICATION FOR PUD ZONING MASTER AND FINAL SITE PLAN**  
**COMPLETENESS REVIEW SUBMITTAL AND RESPONSE**

Dear Ms. van Vanno:

Our office is in receipt of your letter dated January 10, 2019 and in response, we have enclosed is one (1) original hard copy, two (2) sets of plans and (1) electronic file of the following documents in support of our request for Completeness Review along with a response to your comments:

- *Application Form and Checklist*
- *Affidavit*
- *Project Narrative with Utility Sources*
- *Completeness Review Fee in the amount of \$290 (check #1018) made payable to MCBOCC*
- *Letter of Authorization*
- *Recorded Deed*
- *No Property Transfer Statement*
- *Legal Description*
- *PUD Zoning Agreement (draft)*
- *Location Map with Aerial Photo*
- *Excavation Fill and Hauling Estimate (signed/sealed)*
- *Stormwater Report (signed/sealed)*
- *Stormwater Maintenance Plan (signed/sealed)*
- *Traffic Impact Analysis (signed/sealed)*
- *Fire Wildfire Scoresheet*
- *School Impact Worksheet*
- *Environmental Assessment*
- *PAMP*
- *Landscaping Alternative Compliance*

- **Utility Letters**
- **Utilities Water and Wastewater Service Information Form**
- **Agency Permits (Option 2)**
- **Statements of Benefits**
- **Future Land Use Map**
- **Assessment Map**
- **Boundary / Topographic / Tree Survey (signed/sealed and .dwg)**
- **Proposed PUD Master/Final Site Plan (signed/sealed and .dwg)**
- **Construction Plans (signed/sealed)**
- **Lift Station Calculations**
- **Floor Plans**
- **Architectural Plans**
- **Landscape Plan (signed/sealed)**
- **Financial Disclosure**

Please note that the applicant is requesting a public facilities reservation.

The applicant also requests to rezone the property from RM-8 to a residential planned unit development.

The applicant selects **Option 2** and will submit all required federal, state and regional agency permits and approvals prior to the commencement of construction or development activities authorized by the County development order.

The project is proposed to be completed in a single phase.

**ITEM #1: APPLICATION:** *Please use the new application form.*

*Comments: Please submit a PUD Zoning Master / Final Site Plan application and checklist.*

**RESPONSE:**

Submitted for review is the PUD Zoning Master / Final Site Plan application and checklist.

**ITEM #2: PROPERTY TRANSFER:** *A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.*

*Comments: Required. Please submit.*

**RESPONSE:**

The certification for "No Property Transfer" is enclosed.

**ITEM #3: PUD ZONING AGREEMENT:** *Provide proposed PUD Zoning Agreement.*

*Comment: Required. Please submit.*

**RESPONSE:**

Please find the attached drafted Planned Unit Development Zoning Agreement.

**ITEM #4: ADEQUATE PUBLIC FACILITIES:** *An adequate public facilities compliance statement; a reservation, deferral or an exemption.*

*Comment: Please provide a statement as to whether an exemption, reservation or deferral is being requested.*

**RESPONSE:**

The applicant request an adequate public facilities reservation.

**ITEM #5: A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.**

*Comment: No additional fee is required when part of a development application. Please find the check in the amount of \$240.00 that you submitted for this purpose enclosed. It is not necessary.*

**RESPONSE:**

Acknowledged and received.

**ITEM #6: AGENCY PERMITS (OPTION ONE)** *All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal state and regional permits and approvals prior to the issuance of a development order by the County.*

*Comment: Please choose either Option 1 or Option 2, both cannot be applicable.*

**RESPONSE:**

The new application reflects Option 2 as being selected.

**ITEM #7: STATEMENT OF BENEFITS:** *Proposed statement of Benefits.*

*Comment: Required. Please provide.*

**RESPONSE:**

The proposed Statement of Benefits is attached.

**ITEM #8: FUTURE LAND USE MAP:** *Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.*

*Comment: Required. Please provide.*

**RESPONSE:**

Acknowledged and received.

**ITEM #9: PROPOSED PUD PETITION:** *Proposed PUD zoning petition to amend the zoning atlas.*

*Comment: Required. Please provide a statement in the application cover letter that states that the applicant is requesting to rezone the property from RM-8 to a residential planned unit development.*

**RESPONSE:**

The applicant is requesting rezoning from RM-8 to residential planned unit development.

N.vanVonne/MC  
Palm City GA Homes  
Project No. P161-004

February 1, 2019  
Page 5 of 4  
CAPTEC No. 1746

*Item #10: PHASING PLAN: Phasing plan with timetable for completion of each phase, when applicable.*

*Comment: Required. Please provide a statement in the application cover letter that the project is proposed to be a single phase or provide a phasing plan.*

**RESPONSE:**

The applicant is requesting a statement that the project will be a single phase project.

*Item #11: PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings.*

*Comment: Required. Please provide.*

**RESPONSE:**

A certified list of property owners will be provided at a later date.

*Item #12: The proposed final site plan.*

*Comment: Please submit a PUD Master / Final Site Plan in hardcopy and pdf. The package appears to include a site plan for an unrelated project as a hardcopy.*

**RESPONSE:**

A PUD Master / Final Site Plan in hardcopy and pdf are attached.

*Item #13: The proposed final site plan.*

*Comment: Required. Please provide. If proposed as a single phase, please submit a "PUD Master / Final Site Plan.*

**RESPONSE:**

A PUD Master / Final Site Plan in hardcopy and pdf are attached.

Upon a determination of completeness, we will submit the additional set of 24" x 36" plans for the application along with the application fee in the amount of \$9,127.00.

With the information provided, we feel we have addressed staff comments for unresolved issues. Should you need any additional information, please contact me.

Sincerely,



Joseph W. Capra, P.E.  
Project Manager

JWC/gc



# MARTIN COUNTY

**BOARD OF COUNTY COMMISSIONERS**  
2401 S.E. MONTEREY ROAD • STUART, FL 34996

**DOUG SMITH**  
**STACEY HETHERINGTON**  
**HAROLD E. JENKINS II**  
**SARAH HEARD**  
**EDWARD V. CIAMPI**

Commissioner, District 1  
Commissioner, District 2  
Commissioner, District 3  
Commissioner, District 4  
Commissioner, District 5

**TARYN KRYZDA, CPM** County Administrator  
**KRISTA A. STOREY** Acting County Attorney

**TELEPHONE** (772) 288-5400  
**WEBSITE** [www.martin.fl.us](http://www.martin.fl.us)

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February 5, 2019

Mr. Joseph Capra  
Captec Engineering  
301 N.W. Flagler Avenue  
Stuart, FL 34994

Application No: DEV2019010008  
Project Number: P161-004

**RE: Completeness Review**  
**Palm City GA Homes (FKA Palm Bluff Townhomes) PUD Zoning Master & Final Site Plan**

Dear Mr. Capra,

The above referenced application has been determined to be complete for review by the County. Catherine Riiska will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to her attention.

Although the review was determined complete, the following items need additional attention.

**Item #1: PROPERTY TRANSFER:** A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.

**Comments:** Please provide either a certificate of any property transfer or a statement that no transfer has occurred.

**Item #2: STORMWATER REPORT OR CALCULATIONS:** A storm water management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Storm water Management and Flood Protection Standards for Design and Review.

**Comments:** Please provide an appropriately signed and sealed report.

**Item #3: TRAFFIC IMPACT ANALYSIS:** A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

Comments: Please update the buildout year.

**Item #4: PROPERTY OWNERS:** Certified list of property owners to be notified by letter of the public hearings.

Comments: Required to be submitted no later than 14 days prior to the first public hearing.

**Item #4: DISCLOSURE of INTEREST AFFIDAVIT:** Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]

Comments: Please provide the original document, not a photocopy.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of \$13,800.00 (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for this completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a copy of a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number P161-004 must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Nicki van Vonno, AICP  
Growth Management Director

NvV:CR:kk

cc: Robert Johns, Palm City GA Homes LLC, 1900 NE 16<sup>th</sup> Terrace, Ft. Lauderdale, FL 33305





Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

RECEIVED

FEB 01 2019

GROWTH MANAGEMENT  
DEPARTMENT

## DEVELOPMENT REVIEW APPLICATION

### A. General Information:

1. Type of Application: PUD Zoning Master and Final Site Plan
2. Proposed Development's Name:  
Palm City GA Homes
3. Former Development's Name:  
N/A
4. Previous Project Number: N/A
5. Pre-Application Meeting Date: August 30, 2018
6. Property Owner:  
Name or Company Name Palm City GA Homes, LLC  
Company Representative Robert Johns  
Address 1900 NE 16th Terrace  
City Fort Lauderdale State Florida Zip 33305  
Phone 954 - 444 - 8796 Fax - - -  
Email [rj@guardianamerican.com](mailto:rj@guardianamerican.com)
7. Agent: Same as the Property Owner  
Name or Company Name  
Company Representative  
Address  
City State Zip  
Phone - - - Fax - - -  
Email
8. Contract Purchaser: Not Applicable  
Name or Company Name  
Company Representative  
Address  
City State Zip  
Phone - - - Fax - - -  
Email
9. Land Planner: Not Applicable  
Name or Company Name  
Company Representative  
Address  
City State Zip  
Phone - - - Fax - - -  
Email



Select from the list

**10. Landscape Architect:**  
 Name or Company Name Mike Flaugh, Landscape Architect  
 Company Representative Mike Flaugh  
 Address 2877 East Ocean Boulevard  
 City Stuart State Florida Zip 34996  
 Phone 772 - 419 - 0024 Fax       -      -        
 Email mike@mikeflaughla.com

Select from the list

**11. Surveyor:**  
 Name or Company Name Engineering Design and Construction, Inc.  
 Company Representative Michael T. Owen, P.S.M.  
 Address 10250 SW Village Parkway, Suite 201  
 City Port St. Lucie State Florida Zip 34987  
 Phone 772 - 462 - 2455 Fax 772 - 462 - 2454  
 Email mikeowen@edc-inc.com

Select from the list

**12. Civil Engineer:**  
 Name or Company Name CAPTEC Engineering, Inc.  
 Company Representative Joseph W. Capra, P.E.  
 Address 301 NW Flagler Avenue  
 City Stuart State Florida Zip 34994  
 Phone 772 - 692 - 4344 Fax 772 - 692 - 4341  
 Email jcapra@gocaptec.com; copy to: htourjee@gocaptec.com; copy to: kkrumbholz@gocaptec.com

Select from the list

**13. Traffic Engineer:**  
 Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_

Select from the list

**14. Architect:**  
 Name or Company Name N2 Architecture  
 Company Representative Niki Norton  
 Address 2081 SE Ocean Boulevard, Suite 1A  
 City Stuart State Florida Zip 34996  
 Phone 772 - 220 - 4411 Fax       -      -        
 Email niki@n2archdesign.com

Select from the list

**15. Attorney:**  
 Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_

**16. Environmental Planner:** Select from the list  
 Name or Company Name Ecological Consulting of Florida  
 Company Representative Chris Sopotnick  
 Address 4248 SE Commerce Avenue  
 City Stuart State Florida Zip 34997  
 Phone 772 - 220 - 7817 Fax     -    -      
 Email sopotnick@ecf-llc.com

**17. Other Professional:**  
 Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone     -    -     Fax     -    -      
 Email \_\_\_\_\_

**18. Parcel Control Number(s):**

24-38-40-000-003-00010-8

24-38-40-000-003-00020-6

**19. Certifications by Professionals:**

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

*When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.*



This box must be checked if the applicant waives the limitations.

**B. Applicant or Agent Certification:**

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Robert W. Johns  
 Applicant's signature  
 ||||| Robert + Johns as Manager REGAN, LLC  
 Printed name

1-17-19  
 Date

# NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Broward

I hereby certify that the foregoing instrument was acknowledged before me this 17 day of January, 2019, by Robert W. Johnson.

He or she

☒ is personally known to me or ☒ has produced Florida Driver Lic as identification.

Tracey Burns  
Notary public signature

Tracey Burns  
Printed name

State of Florida at-large





**Martin County, Florida**  
**Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
**2401 SE Monterey Road, Stuart, FL 34996**  
**772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)**

## **P.U.D. Zoning Master & Final Site Plan**

**Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.**

- ☒ 1. APPLICATION: Please use the new application form.  
[Application](#)
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission.  
[Affidavit for digital submission](#)
- ☒ 3. If submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission.  
[Digital website](#)
- ☒ 4. If submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.  
[Digital website](#)
- ☒ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees.  
[Development review fee schedule](#)
- ☒ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.
- ☒ 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.
- ☒ 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.
- ☒ 11. PUD ZONING AGREEMENT: Provide proposed PUD Zoning Agreement.
- ☒ 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ☒ 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; a reservation, deferral or an exemption. - noted on the cover letter
- ☐ 14. If available, land dedication documentation.
- ☒ 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.  
[Excavation fill and hauling](#)

- ☒ 16. STORMWATER REPORT OR CALCULATIONS: A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- ☒ 17. STORMWATER MAINTENANCE PLAN: A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County. MARTIN COUNTY, FLA., LDR § 4.386
- ☒ 18. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☐ 19. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Map Zones 1, 2, or 3.  
[Hurricane surge map](#)
- ☒ 20. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet.  
[Wildfire risk assessment scoresheet](#)
- ☒ 21. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.  
[School impact worksheet](#)
- ☒ 22. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property.
- ☐ 23. ENVIRONMENTAL WAIVER: Environmental waiver, when appropriate.  
[Environmental waiver checklist](#)
- ☒ 24. PAMP: A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☒ 25. LANDSCAPING ALTERNATIVE COMPLIANCE: A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 26. A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE: A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 28. A CRA Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☒ 29. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 30. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☒ 31. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.  
[Information sheet](#)
- ☐ 32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.  
[Utility service certification](#)
- ☒ 33. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.


- ☐ 34. AGENCY PERMITS:(OPTION ONE) All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal, state and regional permits and approvals prior to the issuance of a development order by the County.
- ☒ 35. AGENCY PERMITS:(OPTION TWO) All required federal, state and regional agency permits and approvals, or applications for pending permits and approval. Submit all required federal, state and regional permits and approvals prior to the commencement of construction or development activities authorized by the County development order.
- ☒ 36. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined. - on location map
- ☒ 37. STATEMENT OF BENEFITS: Proposed statement of benefits.
- ☒ 38. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
- ☒ 39. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined. - noted on the cover
- ☒ 40. PROPOSED PUD PETITION: Proposed PUD zoning petition to amend the zoning atlas. - noted on cover
- ☒ 41. PHASING PLAN: Phasing plan with timetable for completion of each phase, when applicable.
- ☒ 42. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings. - to be submitted at a later date
- ☒ 43. Electronic files of the master and final site plan in AutoCAD 2004 to 2007 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 44. Electronic file of the boundary survey in AutoCAD 2004 to 2007 (.dwg) format.
- ☒ 45. A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 46. A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 47. The proposed final site plan.  
[Site plan template](#)
- ☒ 48. Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ☒ 49. The proposed master site plan.  
[Site plan template](#)
- ☒ 50. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 51. Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 52. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s).
- ☒ 53. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ☒ 54. A landscape plan.

- ☒ 55. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR.  
[Section 4.666](#) - included on the Boundary & Topographic Survey
- ☒ 56. A lighting plan. - included on the Architectural drawings
- ☒ 57. Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]  
[Licensed architect for commercial design](#)
- ☒ 58. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]  
[Disclosure of Interest Affidavit](#)



Martin County Development Review  
Digital Submittal Affidavit

I, Joseph W. Capra, P.E., attest that the electronic version included for the project Palm City GA Homes is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

  
Applicant Signature

February 1, 2019  
Date



PALM CITY GA HOMES, LLC  
1900 NE 16<sup>TH</sup> Terrace  
Fort Lauderdale, Florida 33305

January 16, 2019


Ms. Nicki van Vonno  
Director  
Growth Management Department  
Martin County  
2401 SE Monterey Road  
Stuart, Florida 34996

RE: Palm City GA Homes  
Project No. P161-004

Dear Ms. van Vonno:

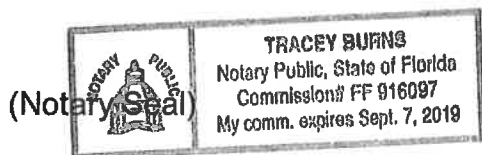
As owner of the property referenced above, please consider this correspondence formal authorization for CAPTEC Engineering, Inc., to represent Palm City GA Homes, LLC during the governmental review process of the PUD Final Site Plan Application.

Sincerely,

  
Robert Johns  
Manager, Palm City GA Homes, LLC

STATE OF FLORIDA  
COUNTY OF Broward

The foregoing was acknowledged before me this 17<sup>th</sup> day of January, 2019<sup>Sup.</sup>  
by Robert W. Johns, Manager of Palm City GA Homes, LLC, a Florida limited  
liability company. He [☒] is personally known to me or [☐] has produced Florida-  
POWER License as identification.



Tracey Burns  
NOTARY PUBLIC  
My Commission Expires:



## **NARRATIVE**

### **FOR PALM CITY GA HOMES DECEMBER 28, 2018**

Parcel Control Number: 24-38-40-000-003-00010-8  
Property Address: 2810 SW Martin Highway  
Palm City, Florida 34990

Parcel Control Number: 24-38-40-000-003-00020-6  
Property Address: 2840 SW Martin Highway  
Palm City, Florida 34990

The subject project is located in Palm City, on east-bound SW Martin Highway between SW Berry Avenue and SW High Meadow Avenue within Martin County, Florida. The 3.57-acre (+/-) Parcel has a Zoning designation of RM-8 and a Future Land Use designation of Medium Density.

The subject property (Parcel ID 24-38-40-000-003-00010-8 and Parcel ID 24-38-40-000-003-00020-6) is located on Martin Highway. The property is bordered to the north by S.W. Martin Highway / Hidden Oaks Middle School; to the south by Danforth Creek; to the east by a Florida Department of Transportation Drainage Pond; and to the west by Palm City Presbyterian Church. The property is zoned RM-8 Residential 16-8.8 with a future land use of Medium Density, Ord. 1006, CPA 16-1. The site is currently vacant.

- A 28-unit single family attached home development
- Two Story Buildings with Two Car Garages
- Zero Lot Lines
- Fee Simple
- Using Traditional Neighborhood Development (TND) Regulations

### **UTILITIES**

- Utilities in the area include an existing 8" DIP Water Main on SW Martin Highway that is located on the North side of SW Martin Highway.
- An existing 8" PVC water main stub-out is located at the Northeast corner of the site from the water main that feeds the adjacent Church.
- An existing 10" PVC Force Main is located on the south side of SW Martin Highway in front of the property road with a 2" HDPE service teeing off to the Northeastern corner of the property. A private Lift Station will be provided for the site.

### **ACCESS**

- The site is located directly across from Hidden Oaks Middle School where the speed limit is 35 MPH. There are 2 lanes in each direction with an existing left turn lane into the school.
- A turning lane is not expected to be necessary in this low speed zone for a 28-unit residential development.

### **DRAINAGE REQUIREMENTS**

- A dry detention area is proposed on the triangular parcel of land directly south of the site for storm water management.
- This detention area will outfall into Danforth Creek, located south of the property.

### **LANDSCAPE REQUIREMENTS**

- Tree removal will be required at all parking and structure locations.
- A 9,400 S.F. section of Upland Pine Preserve will be allocated on the west side.
- Major regrading will be required for the site.
- A Landscape Alternative Compliance is being requested for the buffer on the east side.

### **ZONING**

- Site is located in RM-8 Medium Density Residential Zone
- Property to the west is located in A-1 Small Farms Zone. The property is used as a detention pond for the Department of Transportation.
- Property to the east is located in RE-2A Rural Density Zone. The property is the location of Palm City Presbyterian Church.



Recorded in Martin County, FL 8/13/2018 2:18 PM  
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
 Rec Fees: \$27.00 Deed Tax: \$3,675.00  
 CFN#2710337 BK 3010 PG 320 PAGE 1 of 3

This instrument prepared by:

Josias N. Dewey, Esq.  
 Holland & Knight LLP  
 701 Brickell Avenue, Suite 3300  
 Miami, Florida 33131

Real Property Tax Folio No.: 24-38-40-000-003-00010-8  
 Real Property Tax Folio No.: 24-38-40-000-003-00020-6

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made this 10<sup>th</sup> day of August, 2018, by and between **PALM BLUFF, LLC**, a Florida limited liability company, with a mailing address: 900 SW 80 Ct. Miami, Florida 33144 (the, "Grantor"), and **PALM CITY GA HOMES, LLC**, a Florida limited liability company with a mailing address: 1900 NE 16 Terrace, Fort Lauderdale, Florida 33305 (together, "Grantee").

### WITNESSETH:

Grantor, for and in consideration of the sum of sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, and sells to Grantee, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE (the "Property").

**SUBJECT TO** comprehensive land use plans, zoning and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat and otherwise common to the subdivision; public utility easements and other matters of record, and taxes and assessments for 2018 and subsequent years, none of which shall be deemed to be reimposed by this instrument.

**TOGETHER WITH**, all rights of way, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD**, the same unto Grantee in fee simple forever.

**AND** Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor alone but against none other.

[Signature page for Special Warranty Deed to follow]


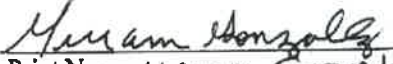
## [Special Warranty Deed Signature Page]

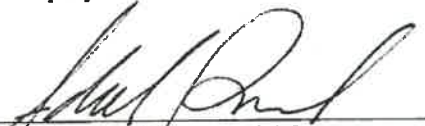
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

## WITNESSES:

## GRANTOR:

PALM BLUFF, LLC, a Florida limited liability company

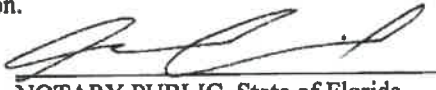
  
Print Name: Shawn Amual  
  
Print Name: William Gonzalez

  
By: Adalberto M. Pascual, Manager

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) SS:

The foregoing Warranty Deed was acknowledged before me, a notary public, in the State and County aforesaid, on this 9 day of August, 2018, by Adalberto M. Pascual as Manager of Palm Bluff, LLC, a Florida limited liability company and on behalf of the Company. He is personally known to me, or has produced \_\_\_\_\_ as identification.



  
NOTARY PUBLIC, State of Florida

(Typed, printed or stamped name of notary public)

**EXHIBIT "A"****Legal Description****Parcel 1:**

The West 100 feet of Tract 3, Section 24, Township 38 South, Range 40 East, PALM CITY FARMS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 42, Public Records of Palm Beach (now Martin) County, Florida; the land hereby conveyed is more particularly described as follows:

Commencing at a stake in the Northwest corner of said Tract 3; thence run East 100 feet to a stake; thence run South 662.4 feet to a stake in the South line of said Tract 3; thence run West 100 feet to a stake in the Southwest corner of said Tract 3; thence run North 662.4 feet to the place of beginning.

Excepting therefrom the Right-of-Way of State Road 714.

AND

**Parcel 2:**

The East 100 feet of the West 200 feet, less the North 25 feet of Tract 3, Section 24, Township 38 South, Range 40 East, PALM CITY FARMS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 42, Public Records of Palm Beach (now Martin) County, Florida; the land hereby conveyed is more particularly described as follows:

Commence at a point on the West line of Tract 14, Section 24, Township 38 South, Range 40 East, Palm City Farms, according to the Plat thereof recorded in Plat Book 6, Page 42, Palm Beach (now Martin) County, Florida Public Records; which is 154 feet South of the Northwest corner of said Tract 14; thence proceed North on the West line of said Tract 14 to the Northwest corner of said Tract 14; thence run East along the North line of said Tract 14 to a point that is 227 feet West of the Northeast corner of said Tract 14; thence run in a Southwesterly direction in a straight line to the point or place of beginning; the said tract so described being triangular in nature and generally lying Northerly of a drainage ditch now existing on said property.

**LESS AND EXCEPT:****Parcel No. 103:**

A portion of the West 200.00 feet of Tract 3, PALM CITY FARMS, according to the plat thereof, as recorded in Plat Book 6, Page 42 of the Public Records of Palm Beach (now Martin) County, Florida, lying in Section 24, Township 38 South, Range 40 East, Martin County, Florida, as shown on the Florida Department of Transportation Right of Way map of County Road 714, Item/Segment No. 2309782, Section 89000-2602; said portion more particularly described as follows:

Commence at the north quarter corner of said Section 24, said corner being on the Baseline Survey of said County Road 714 (S.W. Martin Highway/S.W. 36th Street); thence South 89°42'39" East, 678.25 feet along said Baseline Survey; thence South 00°17'21" West, 50.00 feet to the south Existing Right of Way line of said County Road 714 and the POINT OF BEGINNING; thence South 89°42'39" East, 200.00 feet along said south Existing Right of Way line; thence South 00°06'49" West, 8.75 feet; thence North 89°42'39" West, 200.00 feet to a point on the west line of said Tract 3; thence North 00°06'49" East, 8.75 feet to the POINT OF BEGINNING.



### Certification of No Property Transfer

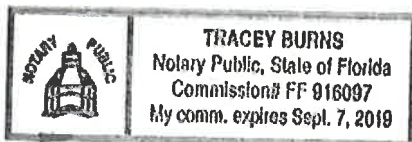
I certify there has been no transfer of the subject property since the Special Warranty Deed into Palm City GA Homes, LLC was recorded in the Martin County Public Records.

DATED THIS 01<sup>ST</sup> DAY OF February, 2019.

Robert W. Johns  
Robert Johns

STATE OF FLORIDA  
COUNTY OF Broward

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 01<sup>ST</sup>  
DAY OF February, 2019 BY ROBERT JOHNS, WHO [ ] IS  
PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED FLORIDA DRIVING LICENSE  
AS IDENTIFICATION.



Tracey Burns  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/19

• **PALM CITY GA HOMES LEGAL DESCRIPTION**

PARCEL 1: PARCEL ID 24-38-40-000-003-00010-8

THE WEST 100 FEET OF TRACT 3, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THE LAND HEREBY CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STAKE IN THE NORTHWEST CORNER OF SAID TRACT 3; THENCE RUN EAST 100 FEET TO A STAKE; THENCE RUN SOUTH 662.4 FEET TO A STAKE IN THE SOUTH LINE OF SAID TRACT 3; THENCE RUN WEST 100 FEET TO A STAKE IN THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE RUN NORTH 662.4 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE RIGHT-OF-WAY OF STATE ROAD 714.

AND

PARCEL 2: PARCEL ID 24-38-40-000-003-00020-6

THE EAST 100 FEET OF THE WEST 200 FEET, LESS THE NORTH 35 FEET OF TRACT 3, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THE LAND HEREBY CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE WEST LINE OF TRACT 14, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; WHICH IS 154 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 14; THENCE PROCEED NORTH ON THE WEST LINE OF SAID TRACT 14 TO THE NORTHWEST CORNER OF SAID TRACT 14; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRACT 14 TO A POINT THAT IS 227 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 14; THENCE RUN IN A SOUTHWESTERLY DIRECTION IN A STRAIGHT LINE TO THE POINT OR PLACE OF BEGINNING; THE SAID TRACT SO DESCRIBED BEING TRIANGULAR IN NATURE AND GENERALLY LYING NORTHERLY OF A DRAINAGE DITCH NOW EXISTING ON SAID PROPERTY.

LESS AND EXCEPT: PARCEL NO. 103

A PORTION OF THE WEST 200.00 FEET OF TRACT 3, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF COUNTY ROAD 714, ITEM/SEGMENT NO. 2309782, SECTION 89000-2602; SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 24, SAID CORNER BEING ON THE BASELINE SURVEY OF SAID COUNTY ROAD 714 (S.W. MARTIN HIGHWAY/S.W. 36TH STREET); THENCE SOUTH 89°42'39" EAST, 678.25 FEET ALONG SAID BASELINE SURVEY; THENCE SOUTH 00°17'21" WEST, 50.00 FEET TO THE SOUTH EXISTING RIGHT OF WAY LINE OF SAID COUNTY ROAD 714 AND THE POINT OF BEGINNING; THENCE SOUTH 89°42'39" EAST, 200.00 FEET ALONG SAID SOUTH EXISTING RIGHT OF WAY LINE; THENCE SOUTH 00°06'49" WEST, 8.75 FEET; THENCE NORTH 89°42'39" WEST, 200.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 3; THENCE NORTH 00°06'49" EAST, 8.75 FEET THE POINT OF BEGINNING.



September 11, 2019  
1746

Ms. Catherine Riiska, MS, PWS  
Principal Planner  
Martin County  
2401 SE Monterey Road  
Stuart, Florida 34994  
(772) 288-5667

**RE: Magnolia Ridge of Palm City PUD Zoning Agreement and Master Final Site Plan  
Martin County Project Number P161-004  
Martin County Record Number DEV2019010008  
Response to April 15, 2019 Staff Report (1<sup>st</sup> Resubmittal)**

Dear Ms. Riiska:

In addition to this response letter to the Staff Report dated April 15, 2019, and Workshop held on April 25, 2019, please find enclosed the following items for review:

- One (1) CD containing all PDFs of the revised documents included within this response to comments
- One (1) copy of the Memorandum dated July 25, 2018 from Robert S. Raynes, Jr. Esq. demonstrating Density Transition Compliance
- One (1) revised copy of the Statement of Benefits
- One (1) revised copy of the Draft PUD Zoning Agreement
- One (1) signed and sealed Sketch and Descriptions of the 10' Landscape Buffer (Easement being worked out with the Palm City Presbyterian Church, 2700 SW Martin Highway, Palm City, Florida 34990, adjacent to the project site.)
- One (1) signed and sealed Sketch and Description of the Drainage Easement Dedication Site
- One (1) Title Commitment with attachments
- One (1) Phase I Environmental Site Assessment
- One (1) Environmental Assessment
- One (1) Preserve Area Management Plan (PAMP)
- One (1) signed and sealed Stormwater Management System Sedimentation Control Operation and Maintenance Plan
- One (1) signed and sealed Stormwater Management Report
- One (1) signed and sealed Lift Station Calculations
- Two (2) Landscape Plan Sets (signed and sealed)
- Two (2) Floor Plans and Elevations
- Two (2) Surveys (signed and sealed)
- Two (2) PUD Master Final Site Plans
- Two (2) Civil Construction Plan Sets (signed and sealed)

Please note that all documents have been revised to reflect the new name of Magnolia Ridge of Palm City. Also, the entrance has been modified to one (1) fourteen-foot (14') lane in and one twelve-foot (12') lane out with no median. The gate will open automatically for all vehicles entering and exiting. Gates are only there to slow traffic down long enough to be photographed.

**F. DETERMINATION OF COMPLIANCE WITH COMPREHENSIVE GROWTH MANAGEMENT PLAN REQUIREMENTS – GROWTH MANAGEMENT DEPARTMENT - CATHERINE RIISKA (772) 288-5667**

**ITEM 1 – OPEN SPACE:**

All Residential development shall maintain a minimum of 50 percent of the gross land area as open space, except as described under Goal 4.3. POLICY 4.13A.7. (1), CGMP, MARTIN COUNTY, FLA. (2018). The open space requirement referred to in Section 3.12, Table 3.12.1 shall apply on a lot-by-lot basis unless the lot has been approved as part of a final site plan which demonstrates compliance on a project-wide basis, for example, by way of setting aside common areas such as upland and wetland preserve areas and other eligible open spaces. SECTION 3.15.1.A. LDR, MARTIN COUNTY, FLA. (2003)

**RESPONSE:** Acknowledged.

**COMMENT 1:** Please move all submerged areas, below the seasonal high water elevation (ditch) or below the control elevation (wet detention areas, if proposed), to the impervious area category within the site data table.

**RESPONSE:** The Site Data Table has been revised to include the submerged areas below the seasonal high water elevation. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 2:** Please provide an Open Space table in the Site Data table:

a. Provide calculations for the required minimum open space of 50% of total site area.

**RESPONSE:** An Open Space Table and calculations have been included in the Site Data Table. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

b. Categorize, quantify, and total the areas proposed to count towards the project's provided open space. These typically include dry detention areas, landscape buffers, minimum lot open space (if proposed/applicable), other landscaped areas, and upland preserve area.

**RESPONSE:** An Open Space Table and calculations have been included in the Site Data Table. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 4:** Please provide an open space site graphic to depict which areas are specifically proposed to contribute to the project open space.

**RESPONSE:** An open space site graphic has been provided to depict which areas are specifically proposed to contribute to the project open space. See the Site Plan, and Sheet 3A of the Civil Construction Plans.

**ITEM 2 – DENSITY TRANSITION**

The project must demonstrate compliance with the Density Transition Policies of the Comprehensive Growth Management Plan as set forth under Objective 4.1F., CGMP, Martin County, Fla. (2018).

Please provide a density transition analysis that demonstrates compliance with the applicable Comprehensive Plan policies, excerpted and provided as Exhibit 1 to this report. Density transition for the proposed project appears to be applicable to the Rural Density land use designation existing adjacent to the east and to the existing single family development adjacent to the south. Typical analyses include a narrative and graphic exhibit. Staff Recommends that the applicant enlist the services of a planning professional for this analysis.

**RESPONSE:** Please see the enclosed Memorandum dated July 25, 2018 from Robert S. Raynes, Jr. Esq.

### **ITEM 3 – PUD PUBLIC BENEFITS**

**Flexible Design:** Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer, and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

Benefits to the developer may include such items as incentives to encourage affordable housing; flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as transportation, recreation or other public facility improvements; additional preservation of environmental resources, and additional density transition zones. The provision of affordable and/or workforce housing, shall be strongly encouraged as a public benefit for any residential PUD. Any public benefits offered by the developer must clearly be in excess of the County's minimum standards. MARTIN COUNTY, FLA., CGMP POLICY 4.1E.8. (2019)

#### **Remedy/Suggestion/Clarification:**

Thank you for providing a narrative that explains the public benefits being proposed, above and beyond the standard code requirements. However, additional information is required:

**COMMENT 1:** Please provide a revised public benefits statement that also sets forth all proposed modifications to the development standards applicable to the existing RM-8 zoning on the site, pursuant to Article 3, that are being proposed.

**RESPONSE:** Please see the enclosed revised Statement of Benefits.

**COMMENT 2:** Please provide a justification / analysis to establish how the proposed public benefits are intended to offset the proposed reductions.

**RESPONSE:** Please see the enclosed revised Statement of Benefits.

**COMMENT 3:** It is unclear how the proposed allowance for use of the mulched path by the adjacent place of worship is accommodated, or qualifying as a public benefit, since the proposed project is gated, no accessible route is provided to the mulch path, and no documentation of the institution's intention or ability to use this area is provided. Please remove this from the public benefits analysis or provide additional documentation to establish the proposed rights, standards and process for this access, in addition to modifying the site plan for accessibility. Also, please explain how this provides a benefit to the Martin County public and address the standards proposed within the PUD Zoning Agreement, Public Benefits Special Condition.

**RESPONSE:** A gate opening is being provided for the mulch pathway from the project's common property line with the adjacent church property and around the retention pond area located on the subject property. Access and use of this mulch pathway shall be for the use of the Magnolia Ridge of Palm City residents and their guests, members and guests of the church on the adjacent property and the public. See Exhibit F, Item 19(A)(iii) of the PUD Zoning Agreement. The owner and the church are in the process of preparing an easement which will be provided as part of post-approval. Enclosed is draft easement to be executed by the owner and the church.

**COMMENT 4:** Please provide a Public Benefits Special Condition in Exhibit F to the PUD Zoning Agreement to set forth all standards, processes, and timelines for the provision of elements proposed to provide public benefits. (Please also see Item #7, Section G of this Report.)

**RESPONSE:** Please see the enclosed PUD Zoning Agreement, Exhibit F; Item 19.

**G. DETERMINATION OF COMPLIANCE WITH LAND USE, SITE DESIGN STANDARDS, ZONING, AND PROCEDURAL REQUIREMENTS – GROWTH MANAGEMENT DEPARTMENT**

**ITEM 1 – BOUNDARY SURVEY**

**COMMENT 1:** Please submit a revised Survey that provides the total project area, in both square-feet and acres, as certified by the licensed Surveyor.

**RESPONSE:** Please refer to Surveyor's Notes and Report, Note 3, Sheet 1 of 2 of the revised survey dated August 29, 2019, latest revision date 08/29/19. The total project area is 155,187.264 SF or 3.567 acres, more or less.

**COMMENT 2:** Please provide the seasonal high water level (SHWL), or control elevation (CE), for the portion of the ditch / conveyance located within the property boundaries, on the certified survey.

**RESPONSE:** Please refer to Surveyor's Notes and Report, Note 13, Sheet 1 of 2 of the revised survey dated August 29, 2019, latest revision date 08/29/19. The control elevation is 10.60 feet NAVD.

**COMMENT 3:** Please provide a total area for that portion of the property that is d below SHWL or CE, on the certified survey (See Comment #1, Item #2, below).

**RESPONSE:** Please refer to Surveyor's Notes and Report, Note 13, Sheet 1 of 2 of the revised survey dated August 29, 2019, latest revision date 08/29/19. The area of the property lying below the ditch control elevation of 10.60 Feet NAVD.

**COMMENT 4:** Please revise to provide all elevations in NAVD (see note 7, sheet 1, survey).

**RESPONSE:** Please refer to Surveyor's Notes and Report, Note 8, Sheet 1 of 2 of the revised survey dated August 29, 2019, latest revision date 08/29/19.

**ITEM 2 – SITE PLAN DATA**

**COMMENT 1:** Please move all sub-category areas to the appropriate category of 'impervious' or 'pervious' consistent with the stormwater management design. Impervious areas include any wet detention areas and the submerged ditch area located within the property boundaries, below the control or seasonal high water elevations. Please also remove the note under the 'pervious area' category that refers to "detention area considered impervious for drainage calculations only".



**RESPONSE:** See the updated impervious and pervious calculations in the Drainage Report. The areas are now consistent.

**COMMENT 2:** Please provide an Open Space calculations/data table, as requested in Item #1, Section F of this report, and remove the citation under Building Data.

**RESPONSE:** Open Space Calculations / Data Table have been provided. The citation under Building Data has been removed. See the Site Plan, and Sheets 3 and 3A of the Civil Construction Plans.

**COMMENT 3:** Please add to the main Site Data:

- a. Proposed Zoning: PUD-R, Residential Planned Unit Development
- b. Proposed Use: Residential, Townhomes
- c. Number of Units: 28
- d. Gross density calculations, with the resultant project gross residential density given in units per acre.

**RESPONSE:** Items 3a through 3d have been added to the main Site Data. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 4:** Please revise the Building Data for the following:

- a. Please revise the Maximum Height to reflect the proposed number of stories. The proposed "1 story" is inconsistent with the architectural plans submitted.

**RESPONSE:** The Maximum Height has been revised to be consistent with the revised architectural floor plans. See the Site Plan, and Sheets 3 and 3A of the Civil Construction Plans.

- b. Please clarify the cited "building coverage". Is the cited '21%' proposed as a percentage of each lot, or as a percentage of total site area? Please note that there is no required standard for building coverage per the development standards for the existing zoning RM-8. However, the applicant may propose a standard in conjunction with the PUD agreement and/or to ensure the provision of the minimum required open space. If proposed, then this data must also be given as a total square footage and total acreage, in addition to the given percent.

**RESPONSE:** The building coverage is a percentage of the total site area. See Sheet 3 of the Civil Construction Plans.

- c. Please remove open space from the building data. Please note that there is no required standard for lot coverage per the development standards for the existing zoning RM-8. However, the applicant may propose a standard in conjunction with the PUD agreement and/or to ensure the provision of the minimum required open space. If proposed, then this data must also be given as a total square footage and total acreage, in addition to the given percent and should be cited in a Lot Data table as appropriate (See Comment #5 below).

**RESPONSE:** The open space information has been removed from the Building Data.

- d. Please add the proposed minimum separation between buildings to this table, which appears to be 10' based upon the dimension shown between units 10 and 13. (See also Items #5 and #7 below)

**RESPONSE:** A Lot Data Table has been added to the Site Plan, and Sheet 3 of the Civil Construction Plans. Maximum Lot and Building Coverage are not being proposed.

**COMMENT 5:** Please add a Lot Data table to the data tables to set forth the following proposed standards:

- a. Minimum Lot Area
- b. Minimum Lot Width
- c. Minimum required setbacks for structures from front, side, and rear property lines.
- d. Maximum Lot coverage (if proposed)
- e. Maximum Building coverage (if proposed)

**RESPONSE:** A Lot Data Table to include Items 5a through 5c has been added to the Site Plan, and Sheet 3 of the Civil Construction Plans. Maximum Lot and Building Coverage are not being proposed.

**COMMENT 6:** Please relabel the “Pineland Area” cited in the pervious category of site data to “Upland Preserve” and dimension it.

**RESPONSE:** “Pineland Area” cited in the pervious category of site data has been relabeled to “Upland Preserve” and has been dimensioned. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 7:** Please show the property line and label the abutting property located adjacent and southwest of the subject site with the designated land use, zoning, and existing use. (Medium Density, RM-8, and Undeveloped, respectively)

**RESPONSE:** The property line is depicted and the abutting property located adjacent and southwest of the site has been labeled with the designated land use, zoning and existing use. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 8:** Please add the “Existing Use” to each abutting property label, in addition to the land use and zoning labels. (e.g. property to east would also have “Existing Use: Institutional, Place of Worship”; property to south would have “Existing Use: Single Family Residential”).

**RESPONSE:** Acknowledged and revised. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 9:** Please revise the land use and zoning labels for the property to the west/northwest as “Right-of Way” and existing use as “Stormwater Lake”.

**RESPONSE:** Acknowledged and revised. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 10:** Please add Preserve Area calculations to the data tables.

**RESPONSE:** The Preserve Area Calculations have been added to the data tables. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

### **ITEM 3 – SITE PLAN GRAPHICS**

**COMMENT 1:** Please remove the detail showing 1 and 2 bedroom units titled “parking regulations” and located left of the Site Data table. This graphic is inconsistent with the proposed development and the required and provided parking information should be provided under the Parking Requirements table as requested in Item #3 below.

**RESPONSE:** The "Parking Regulations" detail has been removed. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 2:** Please label the detention area as "wet" or "dry".

**RESPONSE:** The detention and retention areas are all dry and have been labeled as such.

**COMMENT 3:** Please dimension a typical single lot, or provide a typical lot diagram, on the site plan with the proposed minimum property line setbacks.

**RESPONSE:** A typical lot diagram with proposed minimum property line setbacks has been added to the Site Plan. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 4:** Please label the roadway with the proposed road name.

**RESPONSE:** The roadway has been labeled SW Magnolia Ridge Lane. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 5:** Please add "Min." to the FFE labels on the buildings to stipulate the minimum proposed finished floor elevation.

**RESPONSE:** The minimum FFE labels have been added on the buildings. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 6:** Please generally dimension the stormwater areas and add a label to each denoting the total square footage for each of the detention areas.

**RESPONSE:** The Stormwater areas have been dimensioned and labels were added denoting the total square footage for each of the detention areas. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 7:** Please show all required compatibility landscape buffers on the site plan within separate tracts from the proposed lots, for consistency with the Unified Control, Item 2, in Exhibit C to the PUD Zoning Agreement. Also label each as to type and dimension minimum proposed widths on the site plan.

**RESPONSE:** Landscape and Drainage Tracts have been shown on the Site Plan.

**COMMENT 8:** Please show all proposed easements on the site plan, label and dimension.

**RESPONSE:** The proposed Drainage Easement and Landscape Easement have been shown on the Site Plan.

**COMMENT 9:** Please remove the monument sign label and line work. All signage will be permitted via building permit.

**RESPONSE:** The monument sign label and line work have been removed. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 10:** Please show the locations of required preserve area signage.

**RESPONSE:** The locations of the required preserve area signage are shown on the Site Plan, and Sheets 3 and 3A of the Civil Construction Plans.

**COMMENT 11:** Please relabel the “existing pineland area to remain” as “upland preserve”.

**RESPONSE:** The “existing pineland area to remain” has been changed to upland preserve. See the Site Plan, and Sheet 3 of the Civil Construction Plans.)

**COMMENT 12:** Please show and label all proposed perimeter fencing, and provide a typical detail on the site plan.

**RESPONSE:** The project does not include perimeter fencing. However, the applicant will remove the existing chain link fence located, and fronting SW Martin Highway on the County’s Retention Pond. The applicant will replace this fence with a decorative fence (black vinyl coated chain link fence) in accordance with Martin County Utilities Fence Detail 57, dated August 2016.

**COMMENT 13:** Please revise the site plan graphics or the site plan legend for consistency, and remove any elements from the legend that are not used, or applicable to, the site plan graphics. (e.g. lot lines, setback line, etc.)

**RESPONSE:** The site plan legend has been revised. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 14:** Please complete the typical parallel parking diagram to include the proposed dimensions for the non-handicapped space.

**RESPONSE:** Dimensions for the non-handicapped spaces have been included in the typical parallel parking diagram. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 15:** Please annotate all boundaries and lot lines. The plat will have to be consistent with the approved Master/Final Site Plan.

**RESPONSE:** All boundaries and lot lines have been annotated. The plat will be consistent with the approved Master / Final Site Plan. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

#### **ITEM 4 – PARKING**

**COMMENT 1:** Please revise the parking data table to specify the required and provided number of spaces. Pursuant to Section 4.624., LDR, the required rate is two spaces per unit based upon the proposed development. The spaces required would be  $28 \times 2 = 56$  total spaces, not the 48 spaces currently cited.

**RESPONSE:** The proposed project is a residential PUD. Parking is provided in the garages and driveways. Two parking spaces (1 handicap) are being provided at the pool.

**COMMENT 2:** Please show on the site plan, or within the parking calculations, where the proposed 62 spaces are provided. It appears that the 62 may be resulting from 6 guest spaces via parallel parking on the roadway, 28 spaces are accommodated by 14 of the units having garages accommodating two spaces each (20’ width), and the other 14 units accommodating one space in the garage (10’ width. If the applicant proposes to provide an additional space in driveway of the units with a single garage, the driveway space must meet minimum dimensional requirements. Please clarify the locations and number of spaces in the Parking data table on the site plan.

**RESPONSE:** The proposed project is a residential PUD. Parking is provided in the garages and driveways. Two parking spaces (1 handicap) are being provided at the pool.

**COMMENT 3:** Please remove the typical unit diagram and associated "Parking Regulations", provided separately from the Parking Data Table, that do not appear to be consistent with the proposed development.

**RESPONSE:** The typical unit diagram and associated "Parking Regulations" have been removed. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

#### **ITEM 5 – STANDARDS FOR SPECIFIC USES**

**COMMENT 1:** Pursuant to Section 3.102., LDR, "townhouses shall have a maximum grouping of eight dwelling units and a minimum separation of 15 feet between buildings." The site plan does not appear to accommodate the minimum building separation requirement. If proposed to be reduced from the minimum, please include in the 'developer benefits' section of the revised PUD Public Benefits analysis as requested in Item #3, Section F of this report.

**RESPONSE:** The building separation is proposed to be ten feet (10'). It is called out on the site plan. That document is the Public Benefits Statement and only sets forth what public benefits the project is providing, with only a blanket statement at the bottom that the developer benefits are more fully described and set forth in the PUD Agreement. The Developer Benefits are in the PUD, Section 19. Section 19B includes the following provision:

- ii. A reduction in the building separate form fifteen feet (15') to ten feet (10').

#### **ITEM 6 – MAXIMUM ALLOWABLE HEIGHT**

**COMMENT 1:** Please provide revised architectural elevations to include the following:

- a. Please relabel the starting point for the height dimensions as the "Min Allowable FFE" and with the elevation (NAVD88).
- b. Please label the elevation of the roof peak.
- c. Please label the elevation of the roof eave.

**RESPONSE:** The architectural elevations have been revised to reflect the requested changes.

#### **ITEM 7 – PUD ZONING AGREEMENT**

**COMMENT 1:** In addition to revisions requested within this report, please see the marked-up PUD Zoning Agreement for required revisions, attached to this report as Exhibit 2. The submitted documents appear to be a template assuming only a Master Site Plan approval. This application is requesting a Master/Final site plan approval and the draft agreement is not sufficiently detailed for the proposed project or a final site plan approval.

**RESPONSE:** The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments.

#### **I. DETERMINATION OF COMPLIANCE WITH LAND USE, SITE DESIGN STANDARDS, ZONING, AND PROCEDURAL REQUIREMENTS – GROWTH MANAGEMENT DEPARTMENT – COLLEEN HOLMES (772) 288-5794**

##### **Unresolved Issues:**

The Applicant is required to provide a Drainage, Access and Maintenance Easement from Danforth Creek to the top of bank to Martin County. The following due diligence materials are required:

**ITEM 1 – TITLE COMMITMENT**

**COMMENT 1:** Original Title Commitment for the proposed dedication site(s).

**RESPONSE:** Title commitment for the proposed Drainage, Access and Maintenance Easement is included with this resubmittal package.

**COMMENT 2:** The Proposed Insured is: Martin County, a political subdivision of the State of Florida

**RESPONSE:** Acknowledged.

**COMMENT 3:** The Insurable Amount is subject to approval by the Real Property Division.

**RESPONSE:** Acknowledged.

**COMMENT 4:** Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

**RESPONSE:** Copies of all documents listed on the Title Commitment as B-II Exceptions are included with the Title Commitment and this resubmittal package.

**ITEM 2: SURVEY AND SKETCH AND LEGAL DESCRIPTION**

**COMMENT 1:** Two (2) original signed and sealed Surveys of the dedication site (s).

**RESPONSE:** See the attached sketch and legal for the Danforth Creek Maintenance Easement.

**COMMENT 2:** The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.

**RESPONSE:** Acknowledged and provided.

**COMMENT 3:** The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.

**RESPONSE:** Acknowledged and provided.

**COMMENT 4:** Parcel ID number(s) must be included.

**RESPONSE:** Acknowledged and provided.

**COMMENT 5:** All title exceptions that can be plotted must be shown on the Survey.

**RESPONSE:** Acknowledged and provided.

**COMMENT 6:** The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.

**RESPONSE:** Acknowledged.



**COMMENT 7:** Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

**RESPONSE:** Acknowledged and provided.

**ITEM 3: ENVIRONMENTAL SITE ASSESSMENT**

**COMMENT 1:** A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).

**RESPONSE:** Please see the Phase I Environmental Site Assessment enclosed with this submittal. The report states that "there are no recognized environmental conditions in connection with the subject property" on page 17 of 100 of the pdf.

**COMMENT 2:** The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.

**RESPONSE:** The Phase I report is dated July 18, 2019 and is within 180 days of submission.

**COMMENT 3:** The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

**RESPONSE:** Agree.

**J. Determination of compliance with environmental and landscaping requirements – Growth Management Department (Shawn McCarthy – 772-288-5508)**

**ENVIRONMENTAL**

**ITEM 1 – ENVIRONMENTAL ASSESSMENT**

**COMMENT 1:** Please revise the habitat map to include Florida Natural Areas Inventory (FNAI) classifications for native habitats identified onsite. FLUCCS classifications can be used for all other (non-native) classifications.

**RESPONSE:** This has been corrected. An updated copy of the Environmental Assessment is provided.

**COMMENT 2:** Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment.

**RESPONSE:** An on-site meeting with staff has occurred.

**ITEM 2 – PRESERVE SITE DATA**

**COMMENT 1:** Please identify the following in the site plan data table, as applicable:

- a. **Preserve Area Calculations.** Provide upland preserve calculations to demonstrate that at least 25% of the total upland area is preserved as rare native upland habitat. Where there is no rare upland habitat, provide upland preserve calculations to demonstrate that at least 25% of existing common native upland habitats are preserved.

**RESPONSE:** The amount of qualified uplands have not changed (0.86 acre), with the preserve area being required (0.22 acre). To address the County concern about exceeding the preserve requirements you provided additional preserve beyond the 0.22 acre that will need to be listed on the site plan table.

- b. **Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.**

**RESPONSE:** See the Environmental Assessment Report.

- c. **Total Preserve Acreage, for site.**

**RESPONSE:** See Environmental Assessment Report and the Site Plan.

### **ITEM 3 – SITE PLAN**

**COMMENT 1:** Please provide for the following notes on the Final Site Plan:

- a. **New construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures;**

**RESPONSE:** See Note 12 on the Site Plan, and Sheet 3A of the Civil Construction Plans.

- b. **Setbacks for accessory structures, such as, but not limited to, pool decks, screen enclosures and driveways, shall be five feet.**

**RESPONSE:** See Note 13 on the Site Plan, and Sheet 3A of the Civil Construction Plans.

- c. **Boundary markers will be placed at the corners of residential lots abutting Preserve Areas. Additional preserve signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.**

**RESPONSE:** See Note 14 on the Site Plan and Sheet 3A of the Civil Construction Plans.

- d. **Graded areas adjacent to preserve areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized upon completion of construction to the satisfaction of the County Administrator.**

**RESPONSE:** See Note 15 on the Site Plan and Sheet 3A of the Civil Construction Plans.

- e. **All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the re-establishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and stormwater management areas as provided on the plans approved with the development order.**

**RESPONSE:** See Note 2 on the Site Plan, and Sheet 3A of the Civil Construction Plans.

- f. **All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).**

**RESPONSE:** See Note 2 on the Site Plan, and Sheet 3A of the Civil Construction Plans.

**ITEM 4 – UPLAND COMMON HABITAT**

**Comment 1:** Upland Common Habitat, MARTIN COUNTY, FLA., LDR SECTION 4.33.A.1 (2018) On sites where common native upland habitat exists, not less than twenty-five (25) percent of each particular type of common native upland habitat shall be preserved in place on the project site, such that the cumulative total need not exceed twenty-five (25) percent of the existing native upland vegetation on site, except as required under the provisions for endangered, unique and rare habitat.

According to the environmental assessment, 0.86 acres (37462 sq. ft.) of common habitat exists. Twenty-five percent to be preserved equals 9365 sq. ft. of common native upland habitat.

**RESPONSE:** 9,535 SF (25.47%) of the Common Habitat is being preserved, which is greater than the minimum of 9,365 SF required.

**ITEM 5 – PUD REQUIREMENTS**

**COMMENT 1:** Pursuant to Section 4.33, LDR, Martin County Fla. (2018), Planned Unit Developments which take advantage of variances in lot size and density must exceed the minimum upland habitat preservation requirements. More than 9365 sq. ft. of native upland habitat is required to be preserved for PUD projects. Please update the preserve area calculations.

**RESPONSE:** 9,535 SF (25.47%) of the Common Habitat is being preserved, which is greater than the minimum of 9,365 SF required.

**ITEM 6 – PRESERVE AREA DESIGN STANDARDS**

**COMMENT 1:** Preserved habitat shall be maintained in a clustered configuration adjacent to wetlands, natural water bodies, constructed lakes and other preserved habitats located on- or off-site. Preserve areas shall be larger along property boundaries where preserve areas or public conservation areas exist immediately adjacent to the parcel.

**RESPONSE:** This project does not have any natural habitats that would lend themselves to the clustering of the preserve areas. The location of the preserve area was selected as this is the highest quality of native qualified upland vegetation on site that requires little to no maintenance.

**COMMENT 2:** Applicants for development approval shall utilize creative and innovative design techniques to comply with the upland preserve requirements and to maximize preservation of native upland vegetation to the extent technically feasible.

**RESPONSE:** This item is noted.

**COMMENT 3:** Has the applicant considered placement of the preserve area adjacent to the proposed detention area? Since one of the PUD benefits will be a mulched pedestrian trail around the water management area, it would be beneficial to place the preserve in this area to create a consolidated "green space" as an amenity. The detention area will require native plantings in accordance with the landscape code.

**RESPONSE:** This was considered however, the habitat adjacent to the detention area is disturbed and includes exotics. The intent of providing preserve areas is to preserve the qualified native habitats, as this area is disturbed adjacent to the detention area this could not be provided.

**ITEM 7 – PRESERVE SIGNAGE**

**COMMENT 1:** Preserve Area Signage, Martin County, Fla., LDR Section 4.35.C (2018). All preserve areas which are adjacent to single-family or multifamily lots shall be clearly marked with signs indicating that the area is a preserve area, subject to a recorded preserve area management plan on file in the Martin County Growth Management Department. Please provide for specific locations of permanent preserve area signs and boundary markers on your final site plan and construction plans. Provide a construction detail for these permanent signs on the construction plans.

**RESPONSE:** Preserve Area Signs have been added to Sheets 3 and 3A of the Civil Construction Plans.

**COMMENT 2:** Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. A note providing for this requirement should be added to the site plan.

**RESPONSE:** Acknowledged. Note 14 providing this requirement has been added to the Site Plan, and Sheet 3 of the Civil Construction Plans. A detail has been added to Sheet 3A of the Civil Construction Plans.

**ITEM 8 – LAND CLEARING PLAN**

**COMMENT 1:** The following shall be included on the land-clearing page:

1. Locations of perimeter native vegetation to be retained as un-cleared during construction (if applicable).
2. Locations of erosion control devices (silt fence and/or stabilized berms).
3. Locations of preserve area/construction barricades (orange mesh safety fence). To be installed on the preserve boundary.
4. Erosion control devices located at least 5 feet landward of preserve area boundary.
5. Location of tree protection barricades (where warranted).
6. Location of on-site posted land clearing permit and permit box (to retain approved plan).
7. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.
8. Construction details for the installation of erosion control devices and preserve area barricades.
9. Proposed method for soil stabilization following land clearing.
10. Include the text: 'Property corners shall be located by a licensed land surveyor and clearly marked in the field prior to the Engineering Department's pre-construction meeting for site development.'
11. Include the text: 'Authorization to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box, its location shown elsewhere on this page.'
12. Include the text: 'No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained.'
13. Include the text: 'All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.'
14. Include the text: 'Prior to scheduling a final environmental inspection for the infrastructure, all barricades and erosion control devices shall be removed and disposed of by the contractor.'

**RESPONSE:** Acknowledged. Items 1 through 14 have been added as notes to the Land Clearing Plan; Sheet 2 of the Civil Construction Plans.

#### **ITEM 9 – CONSTRUCTION GRADING**

**COMMENT 1:** Pursuant to Section 4.33.B, LDR, Martin County Fla. (2018), new construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures; setbacks for accessory structures, such as but not limited to pool decks, screen enclosures and driveways, shall be five feet. Graded areas landward of these required buffer protection areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized to the satisfaction of the county engineer.

**RESPONSE:** See Notes 12 and 15 on the Site Plan.

**COMMENT 2:** Please amend the construction plans to provide cross-sectional details of proposed construction and/or grading in areas adjacent to preserve areas to document compliance with this criteria.

**RESPONSE:** Sections have been added to the Paving, Grading and Drainage Plan, Sheet 4 of the Civil Construction Plans.

#### **LANDSCAPE**

##### **UNRESOLVED ISSUES:**

##### **ITEM 1 – STANDARD APPLICATION REQUIREMENTS**

The deficiencies noted in this section need to be addressed by the applicant with revised plans and documentation. To ensure a successful review, the following shall be provided with your resubmittal information:

- a. Revision dates /notes on all affected plans.
- b. Plans should be provided with "call-out" revision clouds/notes to identify areas that have been modified from the original submittal.
- c. A summary of changes that are provided with your resubmittal information, the staff report may be used as a template for your responses. It is important that you be specific as to what has been changed and where the changes may be found in the resubmitted materials. Resubmittal comments provided to address deficiencies such as "see the revised plans" should be replaced with more specific language such as "refer to the revised 30' dimension to the NE buffer provided on sheet 3/4 and revised landscape note 3 on sheet 2/4".

A landscape plan is required with this application. The landscape plans must be prepared and sealed by a registered landscape architect and include all information required for submittal as specified in Section 4.662.A, LDR. Indicate the location and type of all the following, both existing and proposed:

1. Property boundaries, land use, rights-of-way and easements.
2. On-site and abutting land use features, including adjacent sidewalks, existing vegetation, natural features and site improvements within 50 feet of the property.
3. Buildings, structures, paving, and adjacent buildings within 50 feet of the property.
4. All overhead, above and underground utilities, including septic tanks, drainfields and RPZ valves.
5. Off-street parking, access aisles, driveways and other vehicular use areas.
6. Surface water bodies and wellfields.
7. Plant installation methods and irrigation sources.
8. Ditches, swales, stormwater treatment structures or slopes exceeding 3V:1H in any proposed

**landscape areas.**

**Remedy/Suggestion/Clarification:**

**Is there to be a utility easement across the front of the lots? It is not shown on plans and trees are shown as proposed to be planted immediately adjacent to the ROW. Consideration should be given to establish any utility easement, if proposed, behind the trees adjacent to the residential structures, this would reduce future potential conflicts and could be considered as a possible public benefit – the sustainability of street trees.**

**RESPONSE:** The requested items have been added to the landscape plans. There is a proposed utility easement in front of the individual properties that will align with the proposed sidewalks. The trees have been moved away from the sidewalks and closer to the houses. This revision can be found on Sheet L2.

**ITEM 2 – LANDSCAPE TABULAR DATA**

**Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas (Ref. Section 4.662.A.10, LDR). Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the required buffer yard requirements.**

**Please also include the following:**

**COMMENT 1:** Document compliance with the requirement that twenty (20) percent of the total developed area shall be landscaped.

**RESPONSE:** Please refer to Sheet L3 of the Landscape Plan for the landscaped areas.

**COMMENT 2:** Document that single family developments provide at least one tree per 3000 square feet of site development area, this typically includes all common areas and roadways.

**RESPONSE:** The common areas and roadways have been included in the required plantings for the overall developed area. Refer to the revised tables on Sheet L2 of the Landscape Plan.

**COMMENT 3:** Identify each species intended to meet the required trees, shrubs, and ground cover separately in the tabular data. Tabular data shall also indicate calculations of the minimum total number of trees and shrubs to be planted based upon the proposed developed area and separately based upon quantities required to meet buffer yard requirements.

**RESPONSE:** Refer to Sheet L4 for updated landscape schedules separated by individual lots, buffers, mechanical screening, and the remainder of the site. An overall project schedule is located on Sheet L5 of the Landscape Plan.

**COMMENT 4:** Irrigated and non-irrigated turf areas shall be quantified and identified on the landscape plan.

**RESPONSE:** Refer to Sheet L3 of the Landscape Plan for irrigated and non-irrigated turf area designations.



**COMMENT 5:** Service function areas including solid waste collection and mechanical equipment requiring screening shall be summarized in a table to identify equipment and the type of screening proposed.

**RESPONSE:** Refer to Sheet L4 of the Landscape Plan for the mechanical screening plant schedule.

**Remedy / Suggestion / Clarification:**

Site data on the landscape plan is not consistent with the site plan. Where is over 59,000 sf landscape area provided; is that including areas on the lots? Explain discrepancies, review and revise for consistency.

**RESPONSE:** The civil site plan has been updated to break out the Open Space area into Landscape Area and Drainage Tract, Pineland Preserve, Dry Detention, and Green Areas for the entire site. Sheet L2 lists the site area minus the individual lots and the required 20% landscaping based on this area. Sheet L3 shows the designated landscape area which includes, trees, shrubs, ground covers, and irrigated turf areas that land outside of the individual lots.

**ITEM 3 – GENERAL LANDSCAPE DESIGN STANDARDS**

Please demonstrate compliance with the following general landscape requirements on the provided plans:

**COMMENT 1:** The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)

1. Mulch material to a minimum compacted depth of three inches is provided for all planting areas when used to supplement ground cover. Cypress mulch may not be used as a mulching material. (Section 4.663.C., LDR)
2. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."
3. No use shall be made of, and no development activity shall be permitted in, land use buffers and perimeter landscape areas, except for:
  - a. Planting material approved as part of the landscape plan.
  - b. Completely underground utilities and essential, specifically approved, overhead or aboveground utilities which cross these areas and do not interfere with the mature growth of required plant material.
  - c. Grass ditches, with back slopes no steeper than 3V:1H, which can support the required landscaping materials.

**RESPONSE:** The above notes have been added to Sheet L1 of the Landscape Plan.

**ITEM 4 – LANDSCAPE BUFFER YARD REQUIREMENTS**

Landscaped buffer yards shall be required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. [Section 4.663.B., LDR]

Please demonstrate compliance with the following criteria for landscape buffer yards:

1. Type 4 buffer yard: A 40 foot-wide landscape strip with a six-foot-high opaque fence or wall. At least one tree and 34 shrubs shall be provided for every 300 square feet of required buffer yard. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity.

**RESPONSE:** The number of trees in the type 4 buffer now meet the code requirement. The amount of shrubs have been increased to 883. Refer to sheet L4 for the buffer schedules.

2. **All shrub material used as a part of a dissimilar land use buffer yard shall be a minimum height of 30 inches and have a minimum crown width of 24 inches when planted; shall be species capable of achieving a minimum height of six feet; and shall be located in such a way as to maximize the screening potential. [Section 4.663.C.4., LDR]**

**RESPONSE:** We are proposing a double row of 30" x 24" cocoplum along the property line. We are also proposing a double row of Dwarf Walter's Viburnum in front of the cocoplum using 3 gallon material. Due to the area we have to work with we are having trouble meeting the quantity and size requirements. This solutions allows for a hedge of 30" shrubs while also maximizing the quantity of shrubs by using additional 3 gallon material. Refer to L4 for the buffer schedules and L5 for an elevation view of the double hedge when planted and when maintained.

3. **Requirements for vegetative landscape screens. Where vegetative landscape screens are installed in required buffer yards, they shall be required to form a solid visual screen at time of planting (ref. Section 4.663.B.4., LDR for additional information).**

**RESPONSE:** We are proposing a new chain link fence along the property line with a double hedge on each side. The 7-gallon cocoplum staggered on each side of the fence should produce a solid visual screen when planted. Refer to the elevation on sheet 5 for the planted height and maintained height of the hedge.

4. **Use of buffer yards. Utilities, easements, septic drainfields or other physical improvements shall not be placed in buffer yards, unless approved by the Growth Management Director based on good cause shown. Buffer yards may not be established on single family residential lots.**

**RESPONSE:** The type 4 buffer is no longer located on the individual properties.

**Buffers For Res Uses-Maj Roadways:** Wherever new residential dwelling units are proposed to be located along any minor or major arterial road, excluding Community Redevelopment Overlay Districts, a Type 5 buffer yard shall be required to screen the view of the dwelling units from the street [Section 4.663.B.2. LDR]. The major or minor arterial road classifications are described in Section 4.842 of the Land Development Regulations. This requirement shall be applicable only to areas within the Primary Urban Service District as shown on Figure 4-5 of the Comprehensive Growth Management Plan.

**Please demonstrate compliance with the following criteria for landscape buffer yards for residential uses along major transportation corridors:**

1. **Screening of construction sites. Provide criteria that required residential buffer yards be installed no later than 60 days after commencement of any site clearing. The Growth Management Director may modify this requirement where the applicant can demonstrate that the land clearing activities will not be readily visible from a minor or major arterial street or because a temporary or permanent source of landscape irrigation cannot reasonably be installed until later in the development process. Any modification of this requirement shall be the minimum necessary to overcome the particular limitations of the site, but in no case shall vertical construction of residential buildings commence until the required buffer yard is installed.**

**RESPONSE:** The Type 4 east buffer is now located in a dedicated 10' wide landscape / drainage area. This is no longer located on the individual properties and will be maintained by the homeowner's association. The trees supplied now meet the requirements of a Type 4 buffer. We are noting for the existing chain link fence to be replaced with a new vinyl coated chain link fence. We are proposing a Cocoplum hedge on each side of the fence with a Walters Viburnum hedge maintained at a lower height in front of the Cocoplum. Refer to L2 for the revised landscape layout and L3 for section details. We are still below the required shrubs in the type 4 buffer but we feel the "double / double" hedge will grow to be an effective and esthetically pleasing buffer along the east property line. Refer to L5 for sections at the east buffer.

**2. Type 5 buffer yard.**

- a. **Provide a 50-foot-wide landscape strip, with at least three trees and 34 shrubs for every 300 square feet of required buffer yard. The required shrubs shall be a minimum of two feet in height at planting, capable of reaching six feet or more when mature and shall not be trimmed below six feet in height. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity.**

**RESPONSE:** The Type 5 buffer along the north property line has been modified. We are now compliant with the number of trees required and we have greatly increased the number of proposed shrubs. Refer to L2 for the revised buffer layout. Due to the locations of the retention ponds we have maximized the number of shrubs with minimal plantings in the retention areas.

- b. **Optionally, a 30-foot-wide landscape strip may be provided, with at least three trees and 34 shrubs for every 300 square feet of required buffer yard, where 100% of such vegetation is made up of native plants and all existing native vegetation is retained. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity. Required shrubs shall be a minimum of two feet in height at planting, capable of reaching six feet in height when mature and shall not be trimmed to below six feet in height.**

**RESPONSE:** A note stating the buffer landscaping be installed no later than 60 days after site clearing has been added to sheet L1.

**Remedy / Suggestion / Clarification:**

Buffer yards may not be established on single family lots, the plans propose to provide 3-6 feet of landscaping along the east fence but shall not be designated as landscape area or buffer; explain how this should not be considered as a request to eliminate this required buffer. An Alternative Compliance request has been submitted to reduce plant material in the north Type 5 buffer in addition to elimination of the east buffer. A Type 4 buffer is required along the east boundary but can be reduced to ½ because the other half is provided on the adjacent church site. Any request for alternative compliance must demonstrate that the proposed plan fulfills the purpose and intent of this division as well as or more effectively than would adherence to the strict requirements of this division.

See below Code section for required elements.  
Sec. 4.667. Alternative compliance.

An applicant may submit a landscape plan which varies from the strict application of the requirements of this division in order to accommodate unique site features or utilize innovative design. An alternative compliance landscape plan shall be approved only upon a finding that it fulfills the purpose and intent of this division as well as or more effectively than would adherence to the strict requirements of this division.

**4.667. A. Evaluation.** The applicant must provide documentation to justify a landscape plan not meeting the minimum standards of this division. Such documentation shall include a quantitative analysis of areas not meeting minimum standards or dimensions, required vs. provided dimensions, and materials not meeting minimum Code requirements. In evaluating proposed alternative compliance landscape plans, considerations shall be given to proposals which preserve native vegetation and use drought-tolerant plantings and other low water use landscape design principles and where the design may accomplish one or more of the following:

1. Ensures preservation of the maximum predevelopment vegetation on the site.
2. Is designed to assure that the overall appearance and function of the proposed project is compatible with other properties in the immediate area; is demonstrably responsive to the environmental attributes of soil, slope, hydrology, and vegetative communities unique to the site; is consistent with sound planning and site design principles, and contingent upon:
  - a. Structures and other improvements are designed as to utilize existing site characteristics of topography, existing vegetative communities, and any unique environmental feature.
  - b. Conflicts between vehicular and pedestrian circulation are avoided.
  - c. Planting plans indicate a diversity of plant species in the categories of ground covers, shrubs, and trees.
  - d. Integration of proposed and existing vegetation is demonstrated in the plans with an emphasis on maintaining native community buffers and corridors, preserving or restoring forest community types, and providing for the natural ecological function of each type by using such techniques as preserving a diversity of upperstory, mid-story, and understory.
  - e. Plant schedules contain botanical and common names, sizes of materials by dimension and containerize, location by dimension, and notation describing species diversity.
  - f. Planting specifications and species selected for the site are suitable for individual site environmental characteristics of soil slope, aspect, wetness and microclimate.
  - g. Plans indicate compatibility with adjacent site environmental features.
3. Implements an EcoArt element as approved by the Growth Management Department Director.

The Type 5 Buffer calculations quantify provided shrub planting as being 196 shrubs with 538 required. While some reduction in shrub quantities may be able to be approved, *Spartina* does not meet the definition of a shrub as being a woody species; it is suggested that additional shrubs be added and the *Spartina* be repositioned to the bottom of the retention area to meet requirements as discussed in Item #10. While some reduction in tree quantities may also be considered, additional canopy trees need to be added to meet screening intent. Due to proposal to use smaller stature trees in most locations, where possible large shade trees need to be incorporated and this buffer would be considered an appropriate location. Are the trees and/or shrubs proposed to be omitted to be provided in other locations on the site?

Applicant is proposing to eliminate the required buffer yard and protections on the east, The 3-6 ft. width plantings shown are located on single family lots and do not meet requirements; 780 shrubs are required for ½ Type 4 buffers, not the 250 shown as required.

This request does not meet requirements for approval of Alternative Compliance. Some reduction of buffer dimensions may be allowed but this request statement does not demonstrate requirement of meeting or exceeding intent of the Code.

**RESPONSE:** The type 5 buffer as illustrated on sheet L2 (Schedule on L4) now meets the required quantity of trees and the number of shrubs provided has increased to 400. This fills the north buffer area of the site with plantings minus the dry retention areas.

**ITEM 5 – LANDSCAPE NATIVE TREE PROTECT AND SURVEY**

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. The following information shall be provided for trees in the developed area:

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.
2. The development activity shall preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed.
3. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.
4. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

**Remedy / Suggestion / Clarification:**

No trees are shown as being preserved except within the dedicated preserve and it appears that trees outside the project site are shown as being removed, see 2013, 2079, and 2073. Also several trees right on the property line; see 2110, 2082, 2080. There is a tree labelled 21120 which is off-site but not included in the table and no disposition indicated. Additionally tree #2081 is a 28 inch slash pine at the top of the existing ditch and shown on the edge of the proposed retention area; the retention area needs to be slightly modified to protect this tree which will be considered close to being a champion tree for the State. The statement says that because of necessary fill and grading no trees can be protected; additional effort must be attempted to protect trees, this could include reconfiguration of the retention area, trees wells, retaining walls, etc. There is an existing berm along the property line to the east, investigate if existence of this berm would offer an alternative to building another berm directly adjacent.

**RESPONSE:** The area of the upland preserve has been expanded and has allowed us to increase the number to trees being saved. Refer to L1 and L2 for the additional trees being saved. The mitigation table and sheets L1 and L2 have been updated to reflect the trees that are not on the Magnolia Ridge property to remain. Trees 2013, 2079, 2073 are now listed to remain due to being on the adjacent property. Trees 2110, 2082 and 2080 appear to be on the Magnolia Ridge property and are still part of the mitigation calculations. Tree 21120 has been added to the mitigation spreadsheet and is listed as being off the property. Tree 2081 is now listed to remain.

**ITEM 6 – CONSTRUCTION STANDARDS – TREE PROTECTION**

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and, no use of concrete, paint, chemicals or other foreign substances.
4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

**RESPONSE:** The trees that are to be saved are indicated on Sheet L1 of the Landscape Plan. A tree protection barricade detail has been added to Sheet L1 of the Landscape Plan.

**ITEM 7 – LANDSCAPE PROTECTION AND MAINTENANCE**

**COMMENT 1:** Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

Protection of required landscaping.

1. Encroachment into required buffer yards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

**RESPONSE:** The above notes have been added to Sheet L1 of the Landscape Plan.

Maintenance of required landscaping.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

**RESPONSE:** The above notes have been added to Sheet L1 of the Landscape Plan.



#### **ITEM 8 – ADDITIONAL LANDSCAPE CONDITION**

**COMMENT 1:** Special Conditions in the PUD Agreement provided below includes:

##### **11. SOIL EROSION AND SEDIMENTATION**

Site clearing and vegetation removal shall be phased in accordance with the approved final site plan. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within thirty (30) days of completion of clearing work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or sodded to the satisfaction of the Engineering Department upon completion of the lake construction.

**RESPONSE:** This item is being addressed on the Land Clearing Plan in the civil design.

##### **Remedy / Suggestion / Clarification**

This is a one phase project, please explain how clearing of vegetation is to be retained/phased to reduce erosion, sedimentation, and particulate emissions. Is the road buffer to be installed prior to vertical construction in accordance with Section 4.663.B.2.b? No lakes are proposed, are the dry retention areas to be similarly stabilized with the required native vegetation plantings?

**RESPONSE:** This item is being addressed on the Land Clearing Plan in the civil design.

#### **ITEM 9 – LANDSCAPING PROPOSED IN EASEMENTS**

**COMMENT 1:** Please provide for compliance with the following for landscaping proposed in easements (ref. Section 4.665.B.6., LDRs):

1. "Landscaping shall be permitted in easements only with the written permission of the easement holder. Written permission shall specify the party responsible for replacing disturbed landscape areas and shall be submitted to the County in a form acceptable to the County Attorney. Written permission to plant within easements shall be filed with the land records applicable to the site."

**RESPONSE:** This item is being addressed on the Land Clearing Plan in the civil design. A note has been added to the Landscape Plan. See Sheet L1.

2. Provide a note on the Landscape Plan to state that the property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance.

**RESPONSE:** This item is being addressed on the Land Clearing Plan in the civil design. A note has been added to the Landscape Plan. See Sheet L1.

##### **Remedy / Suggestion / Clarification**

See Item #1 above discussing flipping of utility and street tree easement.

**RESPONSE:** The requested items have been added to the landscape plans. There is a proposed utility easement in front of the individual properties that will align with the proposed sidewalks. The trees have been moved away from the sidewalks and closer to the houses. This revision can be found on Sheet L2.

#### **ITEM 10: PRESERVE AREA INTERFACE REQUIREMENTS**

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

**RESPONSE:** Acknowledged.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

1. Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.
2. Perimeter landscaping. Plantings within perimeter vehicular use landscape areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers pursuant to quantity, size and dimension requirements of section 4.663.A.4., LDR, MCC.

Where an applicant demonstrates that connection of stormwater management systems to a preserve area interface is impractical due to requirements in Article 4, Division 9 or other documentation as approved by the Growth Management Department Director, alternative compliance to this section may be provided. At a minimum, the stormwater management systems will be required to be planted exclusively with native plant material, as described above.

**Remedy / Suggestion / Clarification:** Alternative compliance for Stormwater retention areas not being contiguous with buffers and preserve areas shall require them to be planted with native vegetation. Revise plans to comply.

Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

**RESPONSE:** The required note has been added to Sheet L1 of the Landscape Plan. The preserve area does not directly connect to a vehicle use area so we are proposing sod around the preserve. All native plantings around the retention areas other than the sod as indicated are shown on the Landscape Plan.

#### **ITEM 11 – SUSTAINABLE DESIGN STANDARDS**

The following sustainable standards have been incorporated into the design of the master site plan for the Palm City GA Homes PUD. Further refinements of these standards and the specific implementation thereof shall be incorporated into the final design of the development and compliance with such standards shall be demonstrated with each application for final site plan approval.

1. Pedestrian walkways and bicycle paths shall link neighborhood pods and shall provide linkage to natural and manmade open spaces and recreation areas, wherever possible.
2. Every effort shall be made to provide monuments, focal points and places for gathering within the community, such as the gazebos indicated on the master site plan.

3. "Streetscaping", including shade trees along walkways and the access roads, shall be added to avoid the "sea of asphalt" and "line of cars" affect and to provide a more meaningful balance between green spaces and dwellings.

**Remedy / Suggestion / Clarification**

What design standards are to be employed to provide compliance with these requirements for sustainable Design Standards? Are the street trees to be placed within a street tree easement? Are large shade trees to be installed where possible to guarantee long-term survival? Is a gazebo or other gathering place to be provided adjacent to the rear retention area or for views to the neighboring lake? Could a bike trail be added around this retention area? A bike rack by the pool complex? Can some trees be added along the west property line to increase habitat value for the adjacent lake?

**RESPONSE:** Two (2) Oak Trees and six (6) pine trees lining the mulch walkway around the retention pond are shown on Sheet L2 of the Landscape Plan.

**M. DETERMINATION OF COMPLIANCE WITH ENGINEERING, STORMWATER AND FLOOD MANAGEMENT REQUIREMENTS – ENGINEERING DEPARTMENT – STEPHANIE PICHE (772) 288-5416**

**ITEM 1 – RIGHT-OF-WAY IMPROVEMENTS**

**COMMENT 1:** Demonstrate that the proposed sidewalk within the SW Martin Highway Right of Way does not exceed a maximum cross slope of 2% and running slope of 5%. [Martin County, Fla., LDR Section 4.843.G (2010)]

**RESPONSE:** Elevations and callouts have been added to the Paving, Grading and Drainage Plan, Sheet 4 of the Civil Construction Plans.

**COMMENT 2:** Remove the proposed sidewalk across the driveway and replace with asphalt. The stop controlled crosswalk at this location must meet standard detail R-120B. [Martin County Standard Details For Road & Site Construction and Public Facilities Detail R-120B (2015)]

**RESPONSE:** Sidewalks have been removed, see Sheets 3 and 4 of the Civil Construction Plans.

**COMMENT 3:** Driveway entry lane must be 14-feet in width and exit lanes must each be 12-feet in width. SW Martin Highway is a Major Arterial, demonstrate that the driveway throat length is a minimum of 50-feet. [MARTIN COUNTY, FLA., LDR SECTION 4.845.G (2001)]

**RESPONSE:** See Sheet 3 of the Civil Construction Plans for the driveway widths and throat length. The entrance has been modified to one (1) fourteen-foot (14') lane in and one (1) twelve-foot (12') lane out. With no median. The gate will open automatically for all vehicles entering and exiting. Gates are only there to slow traffic down long enough to photograph.

**COMMENT 4:** Provide an off-site improvement plan detailing the proposed construction in the right of way, including the details for the proposed repairs to SW Martin Highway (including milling and repaving) in conjunction with the tie in to the existing 2" forcemain. [Martin County Standard Details for Road & Site Construction and Public Facilities Detail R-31, R-31A (2016)]

**RESPONSE:** Martin Highway will not be cut into. There is an existing 2" stub out for the force main that the project will connect to. Call outs have been added to the Paving, Grading and Drainage Plan, Sheets 7 and 8 of the Civil Construction Plans.

**COMMENT 5:** Provide a traffic control, signage, and pavement marking details plan within the Construction Plans. [Martin County, Fla., LDR Section 4.843.H (2010)]

**RESPONSE:** See Signing and Marking Plan, Sheet 8 of the Civil Construction Plans.

**ITEM 2 – PRIVATE ROAD MAINTENANCE**

**COMMENT 1:** All interior roadways depicted on a development's Final Site Plan need to be identified on the Final Site Plan as being either public or private. Additionally, the General Notes on the Final Site Plan must address what entity has the responsibility for maintaining the roadways in a manner acceptable to Martin County. This information must be consistent with similar information contained in the dedications language of a proposed plat. [Martin County Fla., LDR Section 4.843.I (2010)]

**RESPONSE:** The interior roadway, SW Magnolia Ridge Lane, is private. This is called out on the Site Plan, and Sheet 3 of the Civil Construction Plans.

**ITEM 3 – OFF-STREET PARKING**

**COMMENT 1:** Provide an autoturn exhibit demonstrating that a fire truck can properly turn around using the proposed Tee Turn.

**RESPONSE:** See the enclosed Auto-turn Detail.

**COMMENT 2:** Provide a typical roadway section on the Master / Final Site Plan.

**RESPONSE:** The Typical Section has been added to the Site Plan.

**COMMENT 3:** Provide a turnaround past the proposed security booth (but before the gate) to enable vehicles not granted access to turn around and exit the site. Demonstrate that the turning radius of the guest lane is sufficient for a passenger vehicle to make a u-turn.

**RESPONSE:** The entrance has been modified to one (1) fourteen-foot (14') lane in and one (1) twelve-foot (12') lane out. With no median. The gate will open automatically for all vehicles entering and exiting. Gates are only there to slow traffic down long enough to photograph.

**COMMENT 4:** Provide sight triangles / sight distances on the Landscape Plan, paying particular attention to the monument sign at the entrance. [Martin County, Fla., LDR Section 4.843.F (2010)] [Florida Department of Transportation Index #546 (2016)]

**RESPONSE:** The visual triangles are dashed on Sheet L2 and called out as visual triangle.

**COMMENT 5:** Provide a minimum of 3 queuing spaces for the gated entrance. Driveways shall be designed with adequate on-site storage for entering and exiting vehicles to reduce unsafe conflicts with through traffic or on-site traffic and to avoid congestion at the entrance. [Martin County, Fla., LDR Section 4.845.G.8 (2001)]

**RESPONSE:** fifty-seven feet (57') has been provided behind the gate for queuing. The entrance has been modified to one (1) fourteen-foot (14') lane in and one (1) twelve-foot (12') lane out. With no median. The gate will open automatically for all vehicles entering and exiting. Gates are only there to slow traffic down long enough to photograph. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 6:** The required parking calculations appear to be inconstant with the rates in Table 4.14.1 of Section 4.624 of the Martin County Land Development Regulations.

**RESPONSE:** The site is residential parking spaces. The units are 2 or more bedrooms. 28 units x 2 parking spaces equals 56 parking spaces. These are all obtained in the garages and driveways. Two (2) spaces are being placed at the Community Pools. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 7:** Demonstrate where the proposed parking counts are being met. All parking spaces shall be a minimum ten-foot width and 20-foot depth. [Martin County, Fla., LDR Section 4.627.B (2009)].

**RESPONSE:** The site is residential parking spaces. The units are 2 or more bedrooms. 28 units x 2 parking spaces equals 56 parking spaces. These are all obtained in the garages and driveways. Two (2) spaces are being placed at the Community Pools. See the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 8:** Provide sidewalks on both sides of the internal roadway per TND street layout requirements. [Martin County, Fla., LDR Section 4.847.B (2017)]

**RESPONSE:** Sidewalks have been placed on both sides of the road. See Sheets 3 and 4 of the Civil Construction Plans.

**COMMENT 9:** Provide proposed sidewalk elevations on the Paving, Grading and Drainage Plan of the Construction Plans demonstrating that the 2% cross slope and 5% running slope are not exceeded. [Martin County, Fla., LDR Section 4.843.G (2010)]

**RESPONSE:** The proposed sidewalk elevations are depicted on the Paving, Grading and Drainage Plan, Sheet 4 of the Civil Construction Plans. They also demonstrate that the 2% cross slope and 5% running slope are not exceeded.

**COMMENT 10:** Provide a traffic control, signage, and pavement marking plan for the on-site improvements in the Construction Plans. [Martin County, Fla., LDR Section 4.843.H (2010) & Martin County Standard Details For Road & Site Construction and Public Facilities Detail R-140 Series (2015)]

**RESPONSE:** See the Signing and Marking Detail on Sheet 8 of the Civil Construction Plans.

**COMMENT 11:** Proposed on-site crosswalks must meet Martin County Standard Details R-120B Crosswalks [Martin County Standard Details For Road & Site Construction and Public Facilities Detail R-120B (2015)]

**RESPONSE:** See Sheets 3 and 8 for the Signing and Marking Detail. Martin County Standard Detail R-120B has been called out.

#### **ITEM 4 – CONSISTENCY WITH OTHER PLANS**

**COMMENT 1:** Revise the Right-of-Way boundary along the west side of the driveway to encompass the roadway limits and parking.

**RESPONSE:** Parking adjacent to the Preserve area has been removed from the plans in order to make room for the proposed sidewalk on the west side. See Site Plan, and Sheet 3 of the Construction Plans.

**COMMENT 2:** Provide location of the requested drainage easement for the maintenance of Danforth Creek on the Final Site Plan and Construction Plans.

**RESPONSE:** The Drainage Easement has been shown on the Site Plan, and Civil Construction Plans.

**COMMENT 3:** Provide annotations for the northern property boundary on the Final Site Plan and Construction Plans.

**RESPONSE:** Annotations have been added to the Site Plan, and Sheet 3 of the Civil Construction Plans.

**COMMENT 4:** Provide boundaries and annotations for each proposed lot, tract and right-of-way.

**RESPONSE:** Boundaries and annotations for each proposed lot, tract and right-of-way will be provided on the plat when submitted.

**COMMENT 5:** Provide acreage and dimensions for each proposed lot.

**RESPONSE:** Per phone conversation with Stephanie, acreage for each lot and dimensions (typical) have been added to the Site Plan.

**COMMENT 6:** The finished floor on the Final Site Plan must be labeled as a “Minimum Finished Floor” and specified as NAVD.

**RESPONSE:** The Minimum Finished Floor on the Final Site Plan is labeled and specified as 18.05 NAVD.

#### **ITEM 5 - STORMWATER MANAGEMENT PLAN**

**COMMENT 1:** Revise the stormwater maintenance plan to describe in detail the operation and maintenance of the stormwater management system in order to ensure the perpetual functioning of the system. This plan should include a detailed checklist of items that must be inspected on an annual basis, or more frequently as necessary, for the proper operation of the system. The stormwater maintenance plan shall ensure that all areas within the stormwater management system have a plan for the removal of nuisance exotics. In addition, the continued monitoring of nuisance exotics shall be included in the maintenance plan to ensure that no regrowth has occurred. [MARTIN COUNTY, FLA., LDR SECTION 4.386 (2015)]

**RESPONSE:** The Stormwater Maintenance Plan has been revised to detail the operation and maintenance of the Stormwater management system in order to maintain the perpetual function of the system. In addition, reference has been made to the removal of exotics per the attached PAMP.

**COMMENT 2:** The invert for the bleeder on Control Structure #1 must be one inch above the bottom of the dry detention system [Martin County, Fla., LDR Section 4.385.F (2015)]

**RESPONSE:** The bottom of the pond is at 11.60 NAVD (control elevation). The bleeder has been set at 11.68 NAVD (one-inch above the bottom).

**COMMENT 3:** Exfiltration may only be used to provide water quality (not flood protection). Remove the exfiltration volumes from the Stage Storage utilized for the ICPR modeling.

**RESPONSE:** Exfiltration has been removed from the stormwater management system entirely.

**COMMENT 4:** The rise of rectangular weir 2 of 3 on Control Structure #1 in the ICPR model does not match the Construction Plan Details on Sheet 9 of 14 of the Construction Plans.

**RESPONSE:** The dimensions have been revised in the Stormwater Management Report and the ICPR Model to be consistent. See the Stormwater Management Report and Sheet 9 of the Construction Plans.

**COMMENT 5:** Provide a recovery analysis that demonstrates that the system recovers half of the water quality treatment volume between 24 hours and five days [Martin County, Fla., LDR Section 4.385.F (2015)]

**RESPONSE:** The pond is a detention pond with a bleeder. The bleeder has been sized to recover the water quality treatment volume in 24 hours. The calculated size was less than 3 inches in diameter, therefore a 3-inch diameter bleeder was used. See Appendix 1, sheet 8 of the Drainage Calculations.

**COMMENT 6:** Provide a recovery analysis that demonstrates that the system recovers 90 percent of the 25-year three-day runoff volume in 12 days from cessation of the storm event. [Martin County, Fla., LDR Section 4.385.F (2015)].

**RESPONSE:** Recovery Analysis (graph and data) has been provided in Appendix 1, sheets 1.9 and 1.10 of the Drainage Calculations.

#### **ITEM 6 - STORMWATER MANAGEMENT CONSTRUCTION PLANS**

**COMMENT 1:** Provide spot elevations demonstrating where the minimum perimeter berm (25-year, 72-hour stage) elevation is met along the northern property boundary.

**RESPONSE:** Elevations have been provided on the Paving, Grading and Drainage Plan, Sheet 4 of the Construction Plans.

**COMMENT 2:** Although a baffle detail is provided, it is unclear which stormwater structures include a baffle.

**RESPONSE:** The baffle is for Control Structure CS-1. The detail has been modified to be clearer. See Sheet 9 of the Civil Construction Plans.

**COMMENT 3:** Revise the horizontal scale on the Pond Sections on Sheet 7 of the Construction Plans for ease of review.

**RESPONSE:** The pond sections have been revised to 1" = 10' H, 1" = 5' V. See Sheet 7 of the Civil Construction Plans.

**COMMENT 4:** All existing grades from the Survey must be shown on the Paving, Grading and Drainage Plan.

**RESPONSE:** All existing grade layers have been turned on the Paving, Grading and Drainage Plan.

**COMMENT 5:** Proposed grading east of the lift station exceeds 4:1 maximum allowable slopes from the perimeter berm to the property line.

**RESPONSE:** Elevations have been modified to achieve 4:1 slopes.



**COMMENT 6:** Provide existing and proposed grades along south west corner of Palm City Presbyterian Church demonstrating how perimeter berm will be met and how proposed top of bank of Dry Detention #1 ties back into existing grade without exceeding allowable slopes.

**RESPONSE:** Elevations have been provided on the Paving, Grading and Drainage Plan, sheet 4 of the Construction Plans. In addition, we also added sections showing the allowable slopes are not exceeded.

**COMMENT 7:** Slopes between the perimeter berm along western property boundary and the property line exceed the maximum 4:1 allowable slope.

**RESPONSE:** Elevations have been provided on the Paving, Grading and Drainage Plan, Sheet 4 of the Civil Construction Plans. In addition, we also added sections showing the allowable slopes are not exceeded.

**COMMENT 8:** Construction is not permitted within 5 feet of the upland preserve area.

**RESPONSE:** Acknowledged. Retaining walls have been added to avoid construction within the 5' buffer of the Upland Preserve Area.

**COMMENT 9:** Creating a perimeter berm through an upland preserve area is not permitted. Demonstrate how the perimeter berm is met without impacting the upland preserve area.

**RESPONSE:** Acknowledged. The proposed perimeter berm is no longer going through the Upland Preserve Area. Retaining walls have been added to avoid construction within the 5' buffer of the Upland Preserve Area.

**COMMENT 10:** Provide Winged Concrete Endwalls per FDOT Standard Index 266 for the outfall culvert in Danforth Creek. Demonstrate the proposed location of the Winged Concrete Endwall allows for a minimum width of 12-feet for the ditch bottom. The Winged Concrete Endwall shall be parallel with the Danforth Creek.

**RESPONSE:** The Winged Concrete Endwalls have been added. See sheets 4 and 7 of the Civil Construction Plans.

**COMMENT 11:** Install a reinforced concrete pipe for the outfall culvert to handle the proposed loads of heavy equipment used for the maintenance of the creek. Mitigate the potential for erosion on the banks of the ditch by armoring the ditch bank and bottom with bank and shore rip rap (1'-3'diameter). Provide a detail.

**RESPONSE:** Per conversation with Stephanie Piche, rip-rap has been added to the areas of Danforth Creek where both the bank and bottom are on Magnolia Ridge Property. See the detail on Sheet 9 of the Civil Construction Plans.

#### **ITEM 7 - PUD REVIEW COMMENTS**

1. **Special Condition 1.B** references "off-site" stormwater improvements when none are proposed.

**RESPONSE:** The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments. References to "off-site" stormwater improvements have been deleted.

2. **It is unclear what Special Condition 3 refers to. No emergency / construction / delivery access is proposed.**

**RESPONSE:** The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments. This condition has been deleted. No specially designated emergency, construction or delivery access is proposed.

3. **Revise Special Condition 11 to replace the term "Engineering Department" with "Public Works Department".**

**RESPONSE:** The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments. The last sentence in this Condition has been deleted, including the reference to the "Engineering Department," as there are no lakes proposed to be constructed in the development.

4. **Revise Special Condition 13 to require that the temporary construction office be removed prior to the 1st Certificate of Occupancy.**

**RESPONSE:** Special Condition 13 has been revised accordingly.

5. **Special Condition 19: All public benefits must be complete prior to the issuance of the 1st Certificate of Occupancy.**

**RESPONSE:** The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments. On-site public benefits are required to be completed prior to the issuance of the 1<sup>st</sup> certificate of occupancy. Off-site public benefits, including the fountain and decorative fence proposed for the adjacent Martin County retention pond are requested to be required prior to the issuance of the 6<sup>th</sup> building permit.

6. **Special Condition 19: The PUD Agreement must specify that the HOA will own, operate and maintain (in perpetuity) the proposed fountain (s) located in the County's retention pond to the west of the subject property. This responsibility is not limited to but must include the furnishing and financial responsibility of the electric service to operate the fountain(s).**

**RESPONSE:** The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments.

7. **Special Condition 19: Revise this condition to specify that the residents of the proposed development will not have access to the County's retention pond to the west of the subject property.**

**RESPONSE:** The PUD Zoning Agreement included with this resubmittal package has been revised and updated to reflect staff comments.

**Additional Information:**

**Development Order Conditions:**

1. **A copy of the recorded drainage easement for the Danforth Creek Bank must be provided during Post Approval.**

**RESPONSE:** Acknowledged.

2. The Owner is not authorized to haul fill off of 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.

**RESPONSE:** Acknowledged.

**N. DETERMINATION OF COMPLIANCE WITH ADDRESSING AND ELECTRONIC FILE SUBMITTAL REQUIREMENTS – GROWTH MANAGEMENT AND INFORMATION TECHNOLOGY DEPARTMENTS**

**Addressing**

**COMMENT 1:** There is no street name on any of your plans for the proposed road inside your development. Please add one. The prefix will be SW. It is a north / south street so the street type needs to be from the first half of the alphabet. ex- Ave, Ct, Ln.

**RESPONSE:** The street name is SW Magnolia Ridge Lane.

**COMMENT 2:** Please add the prefix SW to the street name Martin Hwy on the PUD Master Final Site Plan pdf, PUD Master Final Site Plan AutoCAD dwg, boundary survey, construction plans, and any other plans that may show the name Martin Hwy.

**RESPONSE:** The prefix SW has been added to Martin Highway as requested.

**O. DETERMINATION OF COMPLIANCE WITH UTILITIES REQUIREMENTS – UTILITIES DEPARTMENT – JAMES CHRIST (772) 320-3034**

**Water and Wastewater Service**

**ITEM 1 – DRAWINGS MUST BE APPROVED**

**COMMENT 1:** The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Code, LDR, s.10.2.B.5. Code, LDR, Art.10]

**RESPONSE:** Acknowledged.

**ITEM 2 – WATER AND WASTEWATER SERVICE AGREEMENT**

**COMMENT 1:** The applicant must submit an executable, final draft water and wastewater service agreement to the Growth Management Department for review by the Legal and Environmental Services departments prior to approval of the final site plan. The 'Water and Wastewater Service Agreement' must be executed and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

**RESPONSE:** Acknowledged.

**P. DETERMINATION OF COMPLIANCE WITH FIRE PREVENTION AND EMERGENCY MANAGEMENT REQUIREMENT – FIRE RESCUE DEPARTMENT – DOUG KILLANE**

**Fire Prevention**

**ITEM 1 – PUD ZONING AGREEMENT**

**COMMENT 1:** Please delete the proposed Special Condition #5 for fire protection, within the draft PUD Zoning Agreement Exhibit F, Special Conditions. The proposed condition is inconsistent with current fire protection codes (NFPA). No special condition is required within the PUD if the applicant is not proposing different conditions than the existing fire protection codes, which will be required to be met at building permit.

**RESPONSE:** Acknowledged.

**Information #1:**

**Fire Flow Requirements**

The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour in compliance with NFPA 1 chapter 18.4.5 Fire Flow Requirements for Buildings.

Developments unable to meet the fire flow requirements must provide the following;

All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241.

**RESPONSE:** A flow test shall be performed to measure the current flow. The project shall comply with fire flow requirements or install fire sprinkler system as required.

**Emergency Preparedness**

The applicant has indicated that the project is not located within a storm surge zone pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016), which has been verified by the Emergency Management Department. Therefore, Emergency Management was not required to review this application.

**RESPONSE:** Acknowledged.

**Q. DETERMINATION OF COMPLIANCE WITH AMERICANS WITH DISABILITY ACT (ADA) REQUIREMENTS – GENERAL SERVICES DEPARTMENT – STEPHANIE PICHE (772) 288-5416**

**ITEM 1 – ADA COMPLIANCE**

**COMMENT 1:** Two ADA accessible parking spaces are required when the total number of spaces for a facility is between 51 and 71.

Ms. Catherine Riiska, MS, PWS  
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**RESPONSE:** Per staff workshop, the proposed project is a residential PUD. Parking is provided in the garages and driveways. Two parking spaces (1 handicap) are being provided at the pool.

**COMMENT 2:** Each ADA parking space must be at least 12 feet wide. On-street parallel parking spaces must be designed to conform to ss. 208 and 502 of the standards, except that access aisles are not required. Curbs adjacent to such spaces must be of a height that does not interfere with the opening and closing of motor vehicle doors. This subsection does not relieve the owner of the responsibility to comply with the parking requirements of ss. 208 and 502 of the standards.

**RESPONSE:** The parallel parking spaces have been removed. See Detail on the Site Plan, and sheet 3 of the construction plans.

**COMMENT 3:** Demonstrate that all proposed sidewalks do not exceed a maximum cross slope of 2% and running slope of 5%. [Martin County, Fla., LDR Section 4.843.G (2010)]

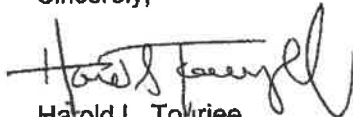
**RESPONSE:** Slopes and elevations have been added to the Paving, Grading and Drainage Plan.

**COMMENT 4:** Provide ADA accessible route to the swimming pool (include proposed elevations). [Martin County, Fla., LDR Section 4.844.B.1]

**RESPONSE:** A sidewalk has been added to the west side with an accessible route to the swimming pool.

We believe all of Martin County's comments have been addressed. Please do not hesitate to call should you need additional clarification on any response.

Sincerely,



Harold L. Tourjee  
Project Manager

HLT/kk  
Enclosures