



January 14, 2020
1746

Submitted via Hand Delivery

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; Record Number DEV2019010008
Response to November 15, 2019 Staff Report (2nd Resubmittal)**

Dear Ms. Riiska:

In addition to this response letter to the Staff Report dated November 15, 2019, and Workshop held on November 21, 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 deed for the adjacent existing residential property to the South (separated by Danforth Creek)
- Two (2) Original Surveyor's Reports prepared by Michael T. Owen, PMS, dated December 11, 2019 regarding the acreage of the adjacent existing residential property to the South (separated by Danforth Creek)
- One (1) copy of Easement Agreement between Palm City Presbyterian Church, 2700 SW Martin Highway, Palm City, Florida 34990, adjacent to the project site.) – presently being recorded and will be submitted under separate submittal
- One (1) revised copy of the Public Benefits
- One (1) revised copy of the Draft PUD Zoning Agreement
- One (1) copy of the Fountain Schematics and Details
- One (1) Original Revised Title Commitment with attachments
- One (1) copy of the Phase I Environmental Site assessment Letter prepared by Dave Andre, P.E.
- One (1) copy of the Phase I Environmental Site Assessment
- Two (2) Original signed and sealed Sketch and Description of the Drainage Easement Dedication Site
- One (1) revised copy of the Narrative – Landscape Buffer
- One (1) copy of Landscape Letter to Karen Sjöholm from Pete Anderson
- One (1) Fire Hydrant Flow Test
- One (1) signed and sealed Stormwater Management Report
- Two (2) Landscape Plan Sets (signed and sealed)
- Two (2) Floor Plans
- Two (2) Original surveys signed and sealed of the Martin County Drainage Easement Dedication Site
- Two (2) PUD Master Final Site Plans with AutoCAD file on cd
- Two (2) Auto Turn Plans (signed and sealed) with AutoCAD file on cd
- Two (2) Civil Construction Plan Sets (signed and sealed) with AutoCAD file on cd

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

ITEM 1 – 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).

Remedy/Suggestion/Clarification:

Thank you for the narrative discussion of the applicability of the tiering policy of 4.1F.2.(2) to lands adjacent to the south. However, the narrative did not address the applicable provisions of the density transition requirements other than the tiering subsection. Also, documentation establishing the accuracy of the assumptions in the discussion were not provided and currently available information is inconsistent with those. The applicant is required demonstrate compliance with all applicable Comprehensive Plan requirements as follows:

1. Please demonstrate how the proposed development meets the requirement of Policy 4.1F.2., which requires that, *“Projects immediately adjacent to lands used or designated for lower density use should be given less than maximum density.”*

RESPONSE: Policy 4.1F.2. is not applicable. Lot/parcel sizes on the existing residential developments adjacent to the project are over two (2) acres in size.

2. Please demonstrate how the proposed development meets the requirement of Policy 4.1F.2.(1), which requires, *“In all such cases the project with higher density shall provide for reduced density next to the existing lower density residential area.”*

RESPONSE: The applicable zoning district (RM-8) for the proposed development is greater than the density, per acre, being requested as part of the proposed development. Further, the only residential use located next to the proposed project is located south of the subject property and is separated by Danforth Creek, as well as a large detention area and open space within the proposed development, prior to the first residential unit.

3. Thank you for providing a narrative analysis regarding Subsection (2) Under Policy 4.1F.2, CMGP. However, no documentation was received to demonstrate that the adjacent existing development has a density of 1 unit per 2 acres. Available information from the property appraiser’s office indicates that the adjacent existing single-family property is 1.97 acres (See Exhibit 1 to this report), which equates to a gross density of 0.51 UPA, which is greater than the 0.50 UPA threshold cited in Policy 4.1F.2.(2). However, staff recognizes that this approximated data from the property appraiser’s office is not considered precise enough to be relied upon for this matter. Please submit documentation, such as a survey or similarly reliable instrument, and related supporting graphics if necessary, to accurately establish the density of the adjacent existing single-family development.

RESPONSE: A copy of the deed for the adjacent existing residential use south of the property is provided with this resubmittal along with the Surveyor's Report prepared by Michael T. Owen, PSM, demonstrating that the existing residential parcel south of the proposed development exceeds two (2) acres in size.

4. **If the documentation requested in Comment 3 above establishes that the adjacent development does have a density of 0.50 or less, then please demonstrate how the proposed development meets the requirement of Policy 4.1F.3.(2), which requires that, "...residential lots 2 acres or larger shall be protected by buffers and by 4.1F.2. but the tiering Policy in 4.1F.2(2) shall not apply."**

RESPONSE: The residential units in the proposed development and the existing residential use to the south of the property are separated by Danforth Creek and a large detention area within the project. The southernmost residential unit on the west side of the subject property is located approximately 300 feet away from the existing residential structure on the property located south of, and adjacent to, the proposed development. Enough buffering and separation between the proposed residential uses within the subject property and the existing residential use on the property immediately south have been sufficiently addressed.

5. **The narrative discussion only addresses the adjacent property to the south. Please provide an analysis that also demonstrates how the proposed project meets the density transition policies to the property adjacent to the east, which is also designated for lower density.**

RESPONSE: The Palm City Presbyterian Church is located on the property to the east of the subject property. This existing use is institutional, not residential. As such, the density and transition requirements of Policy 4.1F.2 and Policy 4.1F.3. are not applicable. That said, an existing 25-foot Type-B (now known as Type 2) landscape buffer is provided on the Church property to separate the two adjacent uses. This 25-foot buffer is in addition to landscape enhancements proposed by the Applicant, which includes entering into an easement with the Church to improve existing landscaping and fencing on the Church property, together with maintenance by the Applicant of the same. A copy of the easement agreement is provided.

ITEM 2 – PUD PUBLIC BENEFITS

Thank you for providing a narrative regarding the public benefits being proposed. However, the public benefits narrative does not contain the details needed for staff and Board review. Pursuant to Section 3.244., LDR, Martin County, Florida (2003), applicants for PUD zoning shall have the burden of demonstrating that the proposed PUD zoning standards will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning regulations set forth in this article. Please address the following:

1. **As previously requested, please submit a revised public benefits statement that includes all proposed modifications to the development standards applicable to the existing RM-8 zoning, Article 3 standards, or Article 4 standards, on the site that are being proposed to be modified by the PUD Zoning agreement.**

RESPONSE: A revised Public Benefits Statement is included with this resubmittal.

2. Please explain specifically how the proposed modifications to the standard code requirements will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning and design regulation, and address the following:

- a. Please remove the citation of any elements as public benefits that are not above and beyond code requirements, such as the provision of additional preserve or required compatibility landscape buffers, which are already required for PUD development.**

RESPONSE: The proposed PUD Agreement and Public Benefits Statement have been revised to remove such items that are not above and beyond code requirements.

- b. Please provide detail on what criteria is specifically exceeded and by how much. For example, the statement references “enhanced landscaping”. Please explain where enhanced landscaping is proposed beyond the code requirements and quantify the amount being proposed that are beyond code requirements. Please be advised that a compatibility buffer is required to adjacent lands used or designated for lesser intensity where the tiering provision of the density transition does not apply, so this is already a code requirement and does not provide a benefit above and beyond the requirements.**

RESPONSE: Per code, no plantings are required along the West or South property lines of the parcel. To enhance the landscaping, we are proposing the following plantings that are beyond the code requirements along these property lines. Along the West property line, we are proposing 12 trees (5 East Palatka Holly, 4 Sweetbay Magnolia and 3 Red Maple). Along the South property line, we are proposing 8 trees (6 Slash Pine and 2 Live Oak). All additional trees listed above exceed the code required size and height requirements.

- c. The applicant indicated that an easement would be provided to ensure access to the church attendees and the general public for use of the mulched path in the stormwater area in the rear of the development. The applicant has indicated that a draft easement was enclosed, however staff was unable to locate it in the resubmitted materials and it was not listed in the transmittal memo listing the documents submitted. Please provide and demonstrate how the public will be informed and admitted to the mulch path proposed for public use.**

RESPONSE: Please see the Easement Agreement between Palm City Presbyterian Church and Palm City GA Homes, LLC enclosed with this resubmittal.

- d. The benefits statement interchangeably references a fountain and “foundation” in the first bullet point. Please clarify / correct the proposed activities.**

RESPONSE: Inadvertent references to “foundation” have been removed and replaced with the correct term of “fountain.”

- e. Multiple benefits are proposed to be completed or prior to the issuance of the 15th building permit. Although 28 units are proposed, they are proposed within only 14 2-unit townhome buildings. Does the applicant propose to build these buildings one-half at a time? Additionally, this threshold appears to be inconsistent with the proposed PUD Zoning Agreement Exhibit F. Please provide a deliverable schedule consistent with the proposed**

building activities and require that public benefits be provided prior to the issuance of the first certificate of occupancy.

RESPONSE: The PUD Zoning Agreement has been revised to address this request.

f. Please describe how each proposed benefit will benefit the public.

RESPONSE: Please see the revised Public Benefits Statement and PUD Zoning Agreement Exhibit F for specifics. In summary, the Applicant has agreed to:

- install littoral plantings to act as a filter marsh from such nutrients as phosphorus and nitrogen and help stabilize the lake to prevent erosion; littoral plantings also create a habitat for birds and other wildlife; and construct and install an aerating fountain in the County's Retention Pond providing additional oxygen to the body of water to help starve out nutrients that are conducive to algae growth. The aerating fountain will also help to control the mosquito breeding habitat acting as a sustainable mosquito control solution.
- construct and install a lift station that will not only serve the project but will also be available to serve additional projects in the general vicinity subsequently eliminating the need for Martin County Utilities to construct and maintain multiple lift stations. This creates a tax benefit to the public.
- provide and maintain enhanced landscaping. Enhanced landscaping benefits the public not only by creating beauty; it assists in creating less environmental decline; and provides for a more valuable wildlife habitat.
- save the large specimen pine tree located on the south side of the retention area near Danforth Creek. A unique specimen tree provides the public with both mental health and physical benefits by trapping airborne pollutants and creating more oxygen. In addition, the tree will provide an additional habitat for wildlife.

g. Specifically, regarding the proposed water fountain in the adjacent stormwater lake as a public benefit, please provide design/operational details for the proposed installation and demonstrate the public benefit provided, such as the design specifications that will result in water quality improvements within the waterbody. It appears that a single surface fountain may be insufficient to measurably improve water quality of this size of lake, so if the proposed fountain is not demonstrated to provide any water quality benefits, the applicant may want to consider alternative or additional measures for water quality improvements, such as deep aeration which can be solar powered or the installation of littoral plantings at the bank or as floating littoral beds.

RESPONSE: The PUD Zoning Agreement and Public Benefits Statement relating to the fountain have been revised and updated to provide that the fountain will be designed and constructed to provide aeration, improving the water quality of the County's retention pond adjacent to the subject property. See the enclosed specifications.

h. Please include the specific reference to the PUD Special Condition by number proposed for each public benefit proposed. This benefits analysis must be consistent with the proposed PUD Zoning Agreement, but must also be a stand-alone analysis providing and quantifying the PUD proposed modifications to code requirements and the offsetting public benefits, above and beyond the applicable minimum requirements, for the consideration of staff and the Board.

RESPONSE: An updated and revised Public Benefits Statement is included with this resubmittal.

G. DETERMINATION OF COMPLIANCE WITH LAND USE, SITE DESIGN STANDARDS, ZONING AND PROCEDURAL REQUIREMENTS – GROWTH MANAGEMENT DEPARTMENT – CATHERINE RIISKA – (772) 288-5667

As previously noted, Staff recommends that the applicant's development team seek the assistance of a planning professional. Alternatively, County Planning Staff are fully available upon appointment to meet with the applicant's project manager in order to assist in refining the site data and graphics to address each area of development standards with which the project must demonstrate compliance on the final site plan.

Unresolved Issues:

ITEM #1: SITE PLAN DATA

Please be advised that the following comments must be addressed within the proposed master/final site plan, not the civil construction plans. Please restrict responses to these comments to specifically reference revisions to the site plan, not the civil construction plans. Staff recommends that the applicant's development team seek the assistance of a planning professional for development/refinement of the proposed final site plan to be consistent with but separate from the civil construction plan set.

1. Please revise the Building Data table as follows:
 - a. Eliminate the "gross floor area" which is not regulated for residential use or applicable to residential parking rates.

RESPONSE: The "gross floor area" has been eliminated from the Building Data Table.

- b. Eliminate the building coverage, which is redundant since it is already properly reported in the impervious area table. Only height and minimum building separation are required for building data for this project.

RESPONSE: The building coverage has been eliminated from the Building Data Table.

2. Please remove the typical lot diagram in lower left of site plan, which does not appear to be consistent with the proposed buildout conditions.

RESPONSE: The typical lot diagram in the lower left of the site plan has been removed.

3. Please relocate the proposed minimum lot standards (min lot area, width, setbacks) to a table titled "Lot Data" placed under the "Site Data" tables.

RESPONSE: The proposed minimum lot standards have been relocated to a table titled "Lot Data" under the "Site Data" tables.

4. Please specify that the required side setbacks are for one side, by adding "(one side)" to each listed side setback (0', 5').

RESPONSE: The proposed minimum lot standards have been relocated to a table titled "Lot Data" under the "Site Data" tables.

5. **Please relabel the “Pineland Upland Area Tract” cited in the open space table to data to “Upland Preserve” for consistency.**

RESPONSE: The “Pineland Upland Area Tract” cited in the open space table has been relabeled “Upland Preserve” for consistency.

6. **The site plan indicates that a centerline setback for the buildings is proposed to be less than the standard code requirement, which is 50 feet pursuant to Section 3.16.C.1.a., LDR, Martin County, Fla. Please specify the proposed PUD minimum centerline setback criteria within the setbacks data table on the site plan and within the PUD Zoning Agreement.**

RESPONSE: The PUD Agreement has been revised and updated to include a setback reduction to the centerline of the right-of-way within the development.

7. **Please rename the “Pineland Upland Area Tract” as “Upland Preserve” for consistency within the Preserve Area Calculations under the site data tables.**

RESPONSE: The “Pineland Upland Area Tract” cited in the open space table has been relabeled “Upland Preserve” for consistency.

ITEM #2: SITE PLAN GRAPHICS

1. **As previously requested, please annotate all project boundaries, tracts, and lot lines. The plat will have to be consistent with the approved Master/Final Site Plan.**

RESPONSE: All project tracts and lot lines have been annotated.

2. **It appears that all buildings/lots are proposed to have the same minimum finished floor elevation and the same lot size, so please remove these two individual labels from each lot in the graphics and add a site plan note to specify these standards for improved graphics legibility.**

RESPONSE: Notes 1 and 2 have been added to the site plan indicating minimum finished floor and lot areas.

3. **It appears that all units are proposed to have an 18’ wide driveway, but that half of the units are proposed to have only a 12’ wide garage. Does the applicant propose this to be the buildout condition? Please revise the site plan and/or floor plans for consistency with each other.**

RESPONSE: 14 units have 2-car garages and 14 units have one-car garages. All driveways are going to remain 18 feet wide.

4. **Please provide a dimensioned detail for the proposed retaining walls.**

RESPONSE: Details for the retaining walls have been added to the site plan.

5. **There appears to be a conflict between the 6’ wide mulch path and the boundary/linework associated with the proposed parking at the pool. Please clarify what is proposed in this area and revise or label the site plan as appropriate.**

RESPONSE: The linework has been updated.

6. Does the applicant propose to install a gate in the existing fence on the adjacent church property? It also appears landscaping installation is proposed on the adjacent property. For any off-site improvements to be approved as part of this application, the applicant must provide legal authorization from the property owner.

RESPONSE: No gate is proposed at this time per the Church's request. Please see the Easement Agreement between Palm City Presbyterian Church and Palm City GA Homes, LLC.

7. Please clarify/label the internal right-of-way line versus the dotted line adjacent to it along the internal roadway. If the dotted line adjacent to the right-of-way bold line is proposed to be the setback line, as appears from the legend, its location does not appear to be consistent with the proposed front setback. If it is an easement, please identify it, and clarify its extent. Is it proposed to end prior to being adjacent to the preserve area or continue adjacent to the preserve?

RESPONSE: The dashed line is labeled as a utility easement and will not go through the upland preserve.

8. Please clarify the purpose of the dotted line that appears to depict a 5-foot separation from the southwestern boundary into the southern drainage tract and through the pool patio, roadway terminus and pool parking, and utility tract/easement. The applicant must demonstrate no conflicts with common area or utility tracts and easements.

RESPONSE: The erroneous line has been removed.

9. As previously requested, please revise the site plan legend for consistency with the graphics. For example, remove any elements from the legend that do not apply to this site plan, such as the existing pavement or overhead utilities. Please add elements that require distinction such as existing fence to be replaced and/or new fencing, or clearly label the extent of those differently proposed conditions directly on the graphics. It is not clear where the proposed decorative replacement fencing starts/ends and where the proposed Black vinyl chain link replacement fence starts/ends, and where new or existing fence is proposed to be constructed, remain, or be removed.

RESPONSE: The legend has been updated on the site plan.

ITEM #3: PARKING

1. Please revise the parking data table calculations for consistency with the code criteria and the proposed development. The architectural plans show all units having 3 bedrooms and the parking table states 2 bedrooms. Please be advised that pursuant to Section 4.624., LDR, the required rate is two spaces per unit (does not include number of bedrooms) and should be shown in the parking table as Number of Units = 28, rate is 2/unit, so required parking would be $28 \times 2 = 56$ total "Required Parking".

RESPONSE: The Parking Data Table has been updated to depict the "Required Parking".

2. Please cite the "Provided Parking" in this table, in addition to the required, to state the number of parking spaces provided to demonstrate compliance. 90

RESPONSE: The Parking Data Table has been updated to depict the “Provided Parking” and “Required Parking”.

ITEM #4: PUD ZONING AGREEMENT

The zoning standards for each PUD shall be set forth in a PUD agreement, which shall be a written, mutual agreement signed by the landowner and the Board of County Commissioners. The PUD agreement shall include a master and/or a final development plan and shall comprehensively set forth all the zoning standards that shall apply to the subject parcel of land and shall be approved pursuant to article 10. MARTIN COUNTY, FLA., LDR SECTION 3.242. (2002)

All PUD zoning agreements, as well as amendments to such agreements, shall be consistent with the CGMP. Applicants for PUD zoning shall have the burden of demonstrating that the proposed PUD zoning standards will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning regulations set forth in this article. MARTIN COUNTY, FLA., LDR SECTION 3.244.A. (2002)

Remedy/Suggestion/Clarification:

Please submit a revised PUD Zoning Agreement to address the following issues:

1. On Page 5, Section 6 regarding change or amendment should reference Section 10.15., LDR, Martin County, Fla. (2019).

RESPONSE: The reference has been updated.

2. Please submit a revised Exhibit E, Timetable, to:

- a. Require building permits (not plat) to be obtained within one year of the master/final site plan approval.

RESPONSE: Exhibit E, Timetable for Development, Item B, has been revised per Martin County comment.

- b. Require construction of the project to be completed within two years after master/final site plan approval.

RESPONSE: Exhibit E, Timetable for Development, Item C, has been revised per Martin County comment.

- c. Require construction of the amenities to be complete prior to issuance of the first certificate of occupancy.

RESPONSE: Exhibit E, Timetable for Development, Item E, has been revised per Martin County comment.

- d. Remove the text referencing “model homes or sales offices” since those are not being proposed as part of the project.

RESPONSE: Temporary model homes and sales offices are proposed as part of the project. References have been updated to “temporary model homes” and “temporary sales offices”. Please see the PUD Zoning Agreement Exhibit F, Item 5 for “Temporary Models” and Item 11 for “Temporary Sales Office”.

3. Please submit a revised Exhibit F, Special Conditions, to:

- a. Remove Special Condition (SC) #3, currently cited as “intentionally deleted” and renumber the remaining SCs.**

RESPONSE: Acknowledged and completed.

- b. Please revise SC 5 to require sprinkler systems rather than making them optional as follows, “Multifamily units constructed as attached townhouse units which may be individually conveyed as platted lots shall provide fire sprinkler systems in accordance with NFPA 13D.”**

RESPONSE: Per Staff, sprinkler systems will not be required. As such, this condition has been removed from the PUD Zoning Agreement.

- c. Remove the reference to a community center in SC # 12.B. No community center appears to be proposed.**

RESPONSE: The reference to a community center has been removed from the PUD Zoning Agreement.

- d. Revise SC 19 to require the provision of public benefits to be completed prior to issuance of the first certificate of occupancy, and not “at” issuance of the first certificate of occupancy or at building permit issuance. The subsections requiring this revision include A.i., A.ii., A.iii., and A.iv..**

RESPONSE: The PUD Agreement has been revised accordingly. See Special Condition 15.

- e. Revise SC 19.B.i. to reflect the proposed buildout conditions, which propose a 0 (zero) foot setback on one side of each unit.**

RESPONSE: The PUD Agreement has been revised accordingly. See Special Condition 13.A.

- f. Please delete SC 19.A.v., which is a standard requirement for PUD development and is not considered a public benefit above and beyond the requirements.**

RESPONSE: The PUD Agreement has been revised accordingly. See Special Condition 15.

4. Please also see Exhibit 2 to this report for a red-lined copy of the draft PUD zoning agreement for additional comments/corrections requested.

RESPONSE: The PUD Agreement has been revised accordingly.

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 § 4.37

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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)

RESPONSE: Acknowledged.

***I. DETERMINATION OF COMPLIANCE WITH THE PROPERTY MANAGEMENT REQUIREMENTS –
ENGINEERING 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

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

RESPONSE: Please see the enclosed original revised Title Commitment.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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 the B-II Exceptions have been provided.

NOTE: The drainage easement required is incorrect on the site plan which in turns makes the recently revised sketch and legal also incorrect. The drainage easement must be from top of bank. Correct the legal description on Schedule A of the Title Commitment. Please reference Resolution 18-12.7 on Schedule B-II #7.

RESPONSE: Please see the enclosed revised sketch and legal and revised Title Commitment.

Item #2: SURVEY AND SKETCH AND LEGAL DESCRIPTION

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

RESPONSE: Two (2) original signed and sealed sketch and descriptions are enclosed with this submittal.

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

RESPONSE: The Survey is 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.**

RESPONSE: Acknowledged. The Survey has been revised in accordance with your comment.

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

RESPONSE: Acknowledged. The Parcel ID Numbers are included on the Survey.

All title exceptions that can be plotted must be shown on the Survey.

RESPONSE: Acknowledged.

5. **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.

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

RESPONSE: See the two (2) enclosed original sketch and legal descriptions of the dedication site.

NOTE: A survey prepared with the benefit of the Title Commitment has not been provided. Corrections to the sketch and legal of the drainage easement have been forwarded to CAPTEC Engineering Inc.

RESPONSE: Please see the enclosed revised Title Commitment, sketch and legal, and survey.

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).**

RESPONSE: Please refer to an excerpt from Section 8, page 15, of the Phase I Environmental Site Assessment (ESA) Report:

We have performed a Phase I Environmental Site Assessment following the general methodology of ASTM Practice E 1527-13 and the Environmental Protection Agency's 40 CFR Part 312 "Standards and Practices for All Appropriate Inquiries; Final Rule (AAI)" for the Magnolia Ridge of Palm City property located at 2810-2840 SW Martin Highway in Palm City, Martin County, Florida. Any exceptions to, or deletions from, this practice are presented in Appendix VI of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the subject property.

Also, please see Letter dated 12/18/19 from David Andre, P.E.

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 Environmental Site Assessment Report is dated July 18, 2019 which is within the 180-day timeframe required by Martin County. Please see Letter dated 12/18/19 from David Andre, P.E.

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: Please refer to an excerpt from Section 3.1, page 3, of the Phase I Environmental Site Assessment (ESA) Report:

This report presents the results of Andersen Andre Consulting Engineers, Inc.'s Phase I Environmental Site Assessment, as described herein, and is intended only for use by Palm City GA Homes LLC and by Martin County, a political subdivision of the State of Florida, for the purpose of evaluating the property relative to real estate transactions related to the site. It was prepared in accordance with the agreement between AACE and Palm City GA Homes LLC for consulting services. No entity other than Palm City GA Homes, LLC and Martin County is entitled to rely on this Phase I report unless our express written consent is first obtained.

Also, please see Letter dated 12/18/19 from David Andre, P.E.

J. DETERMINATION OF COMPLIANCE WITH ENVIRONMENTAL AND LANDSCAPING REQUIREMENTS – GROWTH MANAGEMENT DEPARTMENT – KAREN SJOHOLM (772) 288-5209

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:

Revision dates/notes on all affected plans.

Plans should be provided with "call-out" revision clouds/notes to identify areas that have been modified from the original submittal.

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.

RESPONSE: Acknowledged.

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 bufferyard requirements.

Please also include the following:

1. Irrigated and non-irrigated turf areas shall be quantified and identified on the landscape plan.

RESPONSE: Sheet L3 has been updated to reflect the irrigated and non-irrigated turf areas.

Remedy/Suggestion/Clarification:

The plant schedule indicates 52,353 sq. Ft of Floratam sod but only 21,394 square feet of irrigated sod. Floratam typically must be irrigated to survive, please explain how this sod is to be maintained healthy without irrigation. In addition, the 5 ft. construction setback surrounding the preserve is shown to be cleared, grubbed and sodded with the Floratam. These 5 feet can be cleared but not grubbed without potential damage to the preserve vegetation. Floratam would be a maintenance problem to keep from invading into the preserve, all vegetation adjacent to a preserve is required to consist of native species. It is advised that these 5 feet be retained as natural groundcover.

RESPONSE: The tables have been updated to indicate the Floratam sod areas that are to be irrigated. The remainder of the sod areas are listed as Bahia and they are not to be irrigated. The revised overall plant schedule is listed on sheet L5 and the revised irrigated sod plan is located on sheet L3.

The 5' area around the upland preserve is now proposed to be planted with native shrubs. The new plantings are located on sheet L2. A note has also been added to sheet L2 regarding the clearing but no grubbing in this 5' strip.

ITEM #3: LANDSCAPE BUFFERARD 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]

RESPONSE: Acknowledged.

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

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: Please refer to the Landscape Buffer Narrative enclosed addressing the requirement of a landscape buffer and, to the extent required, proposed alternative compliance.

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: As part of the alternate buffer design we are proposing a double hedge on each side of the property line. To create a layered look the hedge closer to the fence would be 30" tall at the time of planting and the secondary hedge would be 24" tall at the time of planting. Refer to sections on sheet L5.

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: The proposed double hedge would create a 30" tall solid visual screen at the time of planting. The double hedge would grow to a height of 6' and 3' tall and be maintained at those heights creating a 6' tall solid visual screen. Refer to sections on sheet L5.

Use of buffer yards. Utilities, easements, septic drain fields 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 proposed buffer is not located on the single-family residential lots.

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

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: Notation regarding screening of construction sites can be found on sheet L1.

Remedy/Suggestion/Clarification:

The plans propose to provide 6 feet of landscaping along the east fence and to plant 6 feet on the church property, the church property already is designated as ½ of a Type 4 buffer, please explain how planting within this buffer meets the requirement that 20 feet be provided on the Magnolia Ridge site? What mechanism is proposed to authorize work on property not owned by the applicant? 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, midstory, 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.**

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: Refer to the landscape buffer narrative for alternative compliance.

ITEM #4: LANDSCAPE NATIVE TREE PROTECT & 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:

RESPONSE: Acknowledged.

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.

RESPONSE: Protected tree notes have been added to sheet L1 and L2.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Due to the proposed construction and grade modifications all trees on-site are scheduled to be removed except for the trees in the upland preserve and the legacy pine tree on the south end of the property.

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.

RESPONSE: Refer to sheets L1 and L2 for tree removal and mitigation information.

Remedy/Suggestion/Clarification:

Tree #2013 is stated to be off-site and to remain but appears to actually be in the recreational area, please review. The landscape plan shows 2 trees within the east buffer as to remain; which tree numbers are these? Are they located on the church property? They do not appear to be shown on the tree survey.

RESPONSE: The status of tree 2013 has been updated on sheet L1. The two trees along the east buffer are on the church property but they were not part of the original tree survey. I incorporated these trees into the plan based on a site visit. A note has been added to sheet L1 stating that the additional trees to be protected are shown on sheet L2. On sheet L2 notes have been added for the tree protection as well as a reference to the tree protection detail that has been added to sheet L6.

No grades or cross-section are shown for the area by the big pine. How is the approximate 2 foot (?) grade at the top of retention berm to transition down without impacting the pine? Is a tree well to be utilized?

RESPONSE: A tree well detail has been added to sheet L5. The tree well is now indicated on sheet L2.

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. Comment not addressed.

RESPONSE: Please see the Easement Agreement between Palm City Presbyterian Church and Palm City GA Homes, LLC. The berm will be combined.

ITEM 5: 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:

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.

RESPONSE: Tree protection location notes have been added to sheet L1 and L2. A typical tree protection detail has been added to sheet L6.

Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.

RESPONSE: This note has been added to the typical detail on sheet L6.

Construction standards/criteria that states: During periods of development and construction, the areas within the dripline 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.

RESPONSE: The above note has been added to the standard detail on sheet L6.

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: A typical barricade detail has been added to sheet L6.

Remedy/Suggestion/Clarification:

The clearing plan shows the entire site except for the preserve and the 1 big pine tree as being cleared; what protection is to be utilized to protect the off-site trees? The silt fence is shown directly on the property line. Add barricade location protection to the clearing plan for the off-site trees.

RESPONSE: The trees off-site but near the property line are now noted on sheets L1 and L2 to be protected. A tree protection detail has been added to sheet L6.

ITEM #6: 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: The plantings around the perimeter of the upland preserve have been updated to native plantings. Refer to sheet L2 for revised plantings.

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.**

RESPONSE: The plantings in the retention ponds have been updated. Refer to sheet L2 for plantings.

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.

RESPONSE: The plantings around the perimeter of the upland preserve have been updated to native plantings. Refer to sheet L2 for revised plantings.

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.

RESPONSE: The plantings in the retention ponds have been updated. Refer to sheet L2 for plantings.

Remedy/Suggestion/Clarification:

Comment not addressed. Alternative compliance for stormwater retention areas not being contiguous with buffers and preserve areas shall require them to be planted with native vegetation. See last sentence of Section 4.663.E. Revise plans to comply.

RESPONSE: The plantings in the retention ponds have been updated. Refer to sheet L2 for plantings.

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 bottom of the south retention area is now planted with Sand Cordgrass and Southern Blue Flag Iris as indicated on sheet L1. We have been informed by Civil that the retention ponds at the north end of the property do not require native plantings. The slopes of all the retention areas now call for Bahia grass. The requested note regarding native vegetation in the retention pond has been added to sheet L1.

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

Unresolved Issues:

ITEM #1: RIGHT-OF-WAY IMPROVEMENTS

1. As previously stated, 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%. The western portion of the sidewalk that is not being modified, should not have any proposed elevations only existing elevations. Provide additional proposed elevations demonstrating maximum slopes are not exceeded. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G (2010)]

RESPONSE: Elevations have been added to the proposed section of sidewalk within SW Martin Highway's right-of-way.

2. ***The Right of Way Use Permit Application required with this application can be found at: <https://www.martin.fl.us/martin-county-services/right-way-use-permit-application>**

RESPONSE: Acknowledged.

ITEM #2: PRIVATE ROAD MAINTENANCE

1. **As previously stated, 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 dedication's language of a proposed plat. Although the response letter stated that this was addressed, staff could not locate the referenced notes. [MARTIN COUNTY FLA., LDR SECTION 4.843.I (2010)]**

RESPONSE: SW Magnolia Ridge Lane has been labeled as a private road.

ITEM #3: OFF-STREET PARKING

1. **As previously requested, provide an auto turn exhibit demonstrating that a fire truck can properly turn around using the proposed Tee Turn. Although the response letter states that an auto turn exhibit was included, staff was unable to locate the exhibit within the submitted documents.**

RESPONSE: See the Auto Turn Exhibit included within this submittal.

2. **As previously requested, provide sight distances on the Landscape Plan [MARTIN COUNTY, FLA., LDR SECTION 4.843.F (2010)] [FLORIDA DEPARTMENT OF TRANSPORTATION INDEX #546 (2016)]**

RESPONSE: The sight distances have been added to Sheet L2.

3. **Demonstrate that the proposed parking stalls within the garages meet a minimum ten-foot width and 20-foot depth. [MARTIN COUNTY, FLA., LDR SECTION 4.627.B (2009)].**

RESPONSE: See the enclosed Floor Plan, Sheet A2.1.2.

ITEM #4: CONSISTENCY WITH OTHER PLANS

1. **The limits of the required drainage easement for the maintenance of Danforth Creek shown on the Final Site Plan and Construction Plans must be revised to extend to the top of bank.**

RESPONSE: The limits of the required drainage easement for the maintenance of Danforth Creek have been revised to extend to the existing top-of-bank. Please see the enclosed easement.

2. **As previously stated, provide boundaries and annotations for each proposed lot, tract and right of way. It is unclear what the limits of each tract is. Additionally, it is unclear what tract or right-of-way the 5' area around the upland preserve area belongs to.**

RESPONSE: The 5' area is the required buffer around the Upland Preserve Tract, but it is not part of the Upland Preserve. It is the required 5' buffer. Annotations of the boundaries, lot lines, and tracts were added to the site plan.

Item #5: STORMWATER MANAGEMENT PLAN

1. **Revise the stormwater maintenance plan to describe in detail the operation and maintenance of the stormwater management system (after final certification) 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 updated to include a detailed checklist and removal of nuisance exotics.

2. **The water quality calculations in section 1.3 state that 0.747 Acre-feet of water quality is met at an elevation of 15.75'NAVD. This is inconsistent with the proposed stage storage table, where the volume is met at 16.25'NAVD**

RESPONSE: The water quality calculations have been updated.

3. **The stage area within the ICPR report is inconsistent with the stage storage table in section 1.5. Revise the ICPR report to include stage storage in lieu of stage area and ensure consistency with the proposed stage storage table in section 1.5.**

RESPONSE: The ICPR Model has been revised to use stage volume to be consistent with the stormwater calculations in the report.

Item #6: STORMWATER MGMT CONSTRUCTION PLANS

1. **The control structure detail CS-1 on Sheet 9 of the Construction Plans does not accurately depict what is shown on Sheet 4 and Sheet 7. Revise for consistency.**

RESPONSE: Control Structure Detail CS-1 has been updated.

2. **Provide a copy of a recorded easement granting permission to grade on the adjacent parcel to the east and assigning the maintenance responsibility in perpetuity.**

RESPONSE: Please see the enclosed the executed easement agreement between Palm City Presbyterian Church and Palm City GA Homes, LLC. The original has been sent to recording and a copy of the recorded easement will be provided by supplemental submitted upon receipt.

3. **Remove all proposed grading on the adjacent Martin County owned parcel to the west. Proposed improvements must match existing elevations at the property line.**

RESPONSE: Grades have been removed and a retaining wall has been added to match the existing elevations at the property line.

4. **Cross Section L-L shows filling on adjacent parcel, but plan view does not show appropriate hatching and notes. Revise for consistency.**

RESPONSE:

5. **Revise Martin County Standard Detail R-38 to include the required notes.**

RESPONSE: The Martin County Standard Detail R-38 has been revised to include the required notes.

Item #7: PUD REVIEW COMMENTS

1. **Exhibit E, Item E: All amenities must be complete prior to the issuance of the 1st Certificate of Occupancy.**

RESPONSE: Exhibit E, Item E has been revised per Martin County's comment.

2. **Exhibit F, Item 6, Hauling of Fill: The Engineer's Opinion of Probable Excavation, Fill and Hauling Form states that no hauling is proposed; therefore, this section must prohibit hauling. Remove the portion of the condition that states "unless incidental to land development work".**

RESPONSE: Exhibit F, Item 6 is now "Retention of Native Vegetation". Hauling of Fill is now Exhibit F, Item 4, and it has been revised per Martin County's comment.

3. **Exhibit F, Item 11, Soil Erosion and Sedimentation: Revise the last sentence as follows, "Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be completed progressively and actively maintained as vegetation removal occurs within a given area of a site. Areas to be filled shall be contained to prevent runoff and degradation of buffer zone vegetation within a minimum of 24 hours prior to the filling and shall be stabilized with sod or other suitable method within 30 days of vegetation removal or fill placement.**

RESPONSE: Exhibit F, Item 11 is now "Temporary Sales Office". Soil Erosion and Sedimentation is now Exhibit F, Item 8, and has been revised per Martin County's comment.

4. **Exhibit F, Item 13, Temporary Construction Office: Replace the word "bond" with "security in a form acceptable to the County Attorney".**

RESPONSE: Exhibit F, Item 11 is now "Temporary Sales Office". Soil Erosion and Sedimentation is now Exhibit F, Item 8, and has been revised per Martin County's comment.

5. **Exhibit F, Item 14, Temporary Sales Office: Revise to indicate that the temporary sales office must be removed prior to the 1st Certificate of Occupancy. Replace the word "bond" with "security in a form acceptable to the County Attorney".**

RESPONSE: Exhibit F, Item 14 is now "Water / Wastewater and Irrigation". Temporary Sales Office is now Exhibit F, Item 11, and has been revised per Martin County's comment.

6. **Exhibit F, Item 19, Public and Developer Benefits:** All public benefits must be complete prior to the issuance of the 1st Certificate of Occupancy, revise section accordingly. Revise 19.A.i, to include that the Association shall be the owner of the fountain. Revise 19.A.i to include: "A Right-Of-Way Maintenance Agreement shall be executed by Martin County and the Association and shall be recorded in the Official Public Records of Martin County prior to the issuance of a Right-Of-Way Use Permit."

RESPONSE: Exhibit F, Item 19 has been deleted. Please See Exhibit F, Items 15.A.i thru 15.A.iv.

7. **Exhibit F add a new Item/Section: ACCESS GATE** The access gate at the SW Martin Highway entrance shall not prohibit Public Access. In the event that the modification, replacement, or removal of the gate shall occur, access shall continue to be non-restrictive.

RESPONSE: Please see Exhibit F, Item 13.D of the PUD Zoning Agreement which states, "The access gate at SW Martin Highway entrance shall not prohibit public access. In the event that the modification, replacement or removal of the gate shall occur, access shall continue to be non-restrictive." This is also noted on the plans.

ADDITIONAL INFORMATION:

INFORMATION #1: DEVELOPMENT ORDER CONDITIONS:

A copy of the recorded drainage easement for the Danforth Creek Bank must be provided during Post Approval. The Owner is not authorized to haul fill off 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 - EMILY KOHLER (772) 288-5692

Electronic File Submittal

Unresolved Issues:

Item #1:

No new AutoCAD master/final site plan dwg digital file was received with your resubmittal. Even if a comply is given with the previous round, a digital file must be submitted.

RESPONSE: Acknowledged. A digital file is included with this submittal.

P. DETERMINATION OF COMPLIANCE WITH FIRE PREVENTION AND EMERGENCY MANAGEMENT REQUIREMENTS – FIRE RESCUE DEPARTMENT – DOUG KILANE – (772) 288-5633

Fire Prevention

Unresolved Issues:

The Fire Prevention Bureau finds this submittal not in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced 107

Ms. Catherine Riiska, MS, PWS
January 14, 2020
Page 26 – Magnolia Ridge Response Letter

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.

RESPONSE: Acknowledged.

ITEM #1: NEEDED FIRE FLOW REQUIREMENTS FOR BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared and sealed by a professional engineer currently licensed in the state of Florida for each newly constructed building.

The Needed Fire Flow Requirement must be in accordance with Florida Fire Prevention Code, N.F.P.A. 1, Chapter (latest adopted edition). The Guide for Determination of Needed Fire Flow, latest edition, as published by the Insurance Service Office (ISO). All calculations must be demonstrated and provided.

RESPONSE: The sprinkler requirement has been removed per staff. Please see the enclosed Fire Flow Test Result.

ITEM #2: APPROVED WATER SUPPLY – HYDRANT FLOW TEST

A hydrant flow test will be required to determine the available water supply to meet the needed fire flow for this project. Contact the Fire Prevention office at (772) 288 5633 to schedule the flow test.

RESPONSE: Please see the enclosed Fire Flow Test Result.

ITEM #3: PUD Zoning Agreement

As previously requested, 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.

Staff recommends that the applicant consider revising this special condition to require sprinklers in the units by changing the term “may” to “shall” regarding sprinkler installation. This commitment would qualify for and count as providing a public benefit.

RESPONSE: Per Staff, Special Condition No. 5 has been deleted from the PUD Zoning Agreement. The PUD does not require sprinklers in the units; therefore, no sprinkler installation is being considered.

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,



Joseph W. Capra, P.E.
President

JWC/HLT/kk
Enclosures



April 10, 2020
1746

Via Hand Delivery

Mr. Matthew Stahley
Senior Planner
Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996
(772) 320-3047
mstahley@martin.fl.us

RE: Magnolia Ridge of Palm City
Martin County Project Number P161-004
Response to Staff's Remaining Comments

Dear Mr. Stahley:

In addition to this response letter to Staff's remaining comments, please find enclosed one (1) CD of digital files and hard copies of the following for final approval:

- One (1) Public Benefits Statement
- One (1) PUD Zoning Agreement
- One (1) Original Updated Title Commitment for Drainage Easement (with B-II exceptions)
- One (1) Narrative - East Buffer
- One (1) Narrative - Landscape Buffer
- One (1) Signed and Sealed Stormwater Management Report
- One (1) Copy of the recorded Easement with Palm City Presbyterian Church
- Two (2) Signed and Sealed Sketch and Legal Descriptions (Drainage Easement)
- Two (2) Signed and Sealed Boundary Surveys (Drainage Easement)
- Two (2) Signed and Sealed Landscape Plans
- Two (2) Signed and Sealed Stormwater Maintenance Plans
- Two (2) Signed and Sealed Auto Turn Exhibits
- Two (2) Signed and Sealed Civil Construction Plans
- Two (2) Signed and Sealed PUD Master Final Site Plans

Section G Land Use and Zoning

Unresolved Issues:

Item #1

Site Plan Data

Mr. Matthew Stahley
Magnolia Ridge
April 10, 2020
Page Two

COMMENT 1: For clarification on the provided open space, please provide a separate open space exhibit that shows all of the corresponding categories of open space consistent with the site data categories (Landscape and Drainage tract, Upland Preserve, Dry Detention / Retention Areas, Green Areas. The applicant will need to demonstrate the proposed covered patios shown on the floor plans are not included in the open space calculations.

RESPONSE: See Sheet 3A for open space exhibit. The patios are covered and have been noted as such.

COMMENT 2: Please correct the discrepancy between the total acreage shown in the data table as 3.56 acres and the 3.57 acres used to calculate the gross residential density.

RESPONSE: The acreages have been reconciled with the survey. The site area is 3.56 acres. See the updated Site Plan.

COMMENT 3: Please correct the discrepancy between the open space table and the pervious and impervious table where the landscape and drainage tract are shown as 7.0% open space and 7.1% pervious.

RESPONSE: The areas have been updated. See the revised open space table on the Site Plan.

COMMENT 4: Please revise the sum of the impervious acreage from 1.78 to 1.77 acres.

RESPONSE: The areas have been updated. See the revised open space table on the Site Plan.

Item #2

Site Plan Graphics

COMMENT 1: Please show and dimension one example of a typical garage on the site plan for both the 20'x21' and 20'x12' scenarios.

RESPONSE: The typical garage detail has been added to the Site Plan.

COMMENT 2: Please number the lots on the site plan sequentially.

RESPONSE: The lots on the Site Plan have been numbered sequentially.

COMMENT 3: Please clarify if the patios on the rear of the property are to be covered as shown on the floor plans, if they are proposed to be covered please show on the site plan.

RESPONSE: The patios are covered and have been noted as such on the Site Plan.

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COMMENT 4: Please revise site plan note #2 to say, "All residential lots proposed to be 2,208 square feet."

RESPONSE: Note #2 on the Site Plan has been revised to say, "All residential lots proposed to be 2,208 square feet."

COMMENT 5: Please remove site plan note #15 regarding 5' setbacks for accessory structures.

RESPONSE: Note #15 regarding 5' setbacks for accessory structures has been removed.

COMMENT 6: Show the limits and label the recorded easement with the property to the east on the site plan.

RESPONSE: The easement has been added to the Civil Plans.

Item #3
Parking

COMMENT 1: Please revise the parking data table calculations under provided parking, which says "28 Units with 2 spaces driveway" to "28 Units with 1 space driveway" since the proposed driveways are only 18' wide. It appears to be correct in the calculations.

RESPONSE: The Parking Data Table Calculations have been revised. See the revised Site Plan.

Item #4
PUD Zoning Agreement

The zoning standards for each PUD shall be set forth in a PUD Agreement, which shall be a written, mutual agreement signed by the landowner and the Board of County Commissioners.

The PUD Agreement shall include a master and/or final development plan and shall comprehensively set forth all of the zoning standards that shall apply to the subject parcel of land and shall be approved pursuant to article 10. MARTIN COUNTY, FLA., LDR SECTION 3.242. (2002)

All PUD Zoning Agreements, as well as amendment to such agreements, shall be consistent with the CGMP. Applicants for PUD zoning shall have the burden of demonstrating that the proposed PUD zoning standards will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning regulations set forth in this article. MARTIN COUNTY, FLA., LDR SECTION 3.244A. (2002)

Remedy / Suggestion / Clarification:

Please submit a revised PUD Zoning Agreement to address the following issues:

COMMENT 1: Please submit a revised Exhibit E, Timetable to:

- a. Please change Exhibit E (D) to say "The construction of the required infrastructure.

RESPONSE: The requested revision has been made to the PUD Zoning Agreement. A revised and updated PUD Zoning Agreement is enclosed incorporating the revision.

COMMENT 2: Please submit a revised Exhibit F, Special Conditions, to:

- a. Revise SC 15.A to require the provision of public benefits to be completed prior to issuance of the first certificate of occupancy, and not "at" issuance of the first certification of occupancy or at building permit issuance.

RESPONSE: The requested revision has been made to the PUD Zoning Agreement. A revised and updated PUD Zoning Agreement is enclosed incorporating the revision.

- b. Please revise SC 15A.i to remove reference to littoral plantings as these are no longer proposed as a public benefit. Changes were also proposed as to the size and number of pumps proposed, please revise the Public Benefits to reflect those changes as well.

RESPONSE: The requested revision has been made to the PUD Zoning Agreement. A revised and updated PUD Zoning Agreement is enclosed incorporating the revision.

- c. Please remove the language SC 15A.ii regarding financial compensation for construction of the lift station as outlined in Section O of this Staff Report.

RESPONSE: The requested revision has been made to the PUD Zoning Agreement. A revised and updated PUD Zoning Agreement is enclosed incorporating the revision.

- d. Please remove SC 15A.iii enhanced landscaping as a public benefit as outlined in section J of this Staff Report.

RESPONSE: The requested revision has been made to the PUD Zoning Agreement. A revised and updated PUD Zoning Agreement is enclosed incorporating the revision.

- e. Please remove SC 15A.iv regarding protection of the large pine tree as a public benefit pursuant to section J of this Staff Report.

RESPONSE: The requested revision has been made to the PUD Zoning Agreement. A revised and updated PUD Zoning Agreement is enclosed incorporating the revision.

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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 in state agency permits, may be granted by the Growth Management Department upon review of the required permit materials. MARTIN COUNTY, FLA., LDR Section 4.37

RESPONSE: Acknowledged.

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 Sections 10.1., 5.32

RESPONSE: Acknowledged.

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 Section 10.13.D.2 (2019)

RESPONSE: Acknowledged.

Section I Real Property

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: The original updated Title Commitment is enclosed.

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

RESPONSE: Acknowledged. See the Title Commitment page 1, item 2.

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

RESPONSE: Acknowledged. The Proposed Policy Amount is \$10,000.00.

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

RESPONSE: Acknowledged.

NOTE: Correct Schedule B-II #7 by including the Resolution #18-12.7.

RESPONSE: Schedule B-II #7 has been revised to include Resolution #18-12.7.

Item #2

Survey and Sketch and Legal Description

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

RESPONSE: Two (2) original signed and sealed Surveys of the dedication site are enclosed and has been previously approved by Ellen MacArthur and Tom Walker.

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

RESPONSE: The enclosed Survey is certified to Martin County, a political subdivision of the State of Florida and to the Title Company.

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: The enclosed Survey has been revised to include the updated Title Commitment information.

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

RESPONSE: Parcel ID Number(s) are depicted on the enclosed Survey.

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

RESPONSE: The title exceptions are depicted on the enclosed Survey.

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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. When a plat is prepared and filed with Martin County, the applicant will ensure that the legal description of the dedication site shown on the plat is consistent with the survey submitted as part of this application.

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: Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site are enclosed.

NOTE: Corrections to the sketch and legal of the drainage easement regarding description have been forwarded to CAPTEC Engineering, Inc. For consistency with the sketch and legal, the survey should read Top of Bank not Top of Ditch. Correct Item #4 on the survey on the Schedule B-II Items to read "Not Shown on Survey". Correct Item #6 on the survey on the Schedule B-II to read "Not Shown on Survey".

RESPONSE: Corrections have been made to the enclosed Survey.

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 and Management (ASTM15271).

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

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 this report.

NOTE: The applicant has complied with this requirement.

RESPONSE (for comments 1, 2, & 3): Acknowledged.

SECTION J LANDSCAPE

Unresolved Issues:

Item #1

Standard Application Requirements

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

Revision dates / notes on all affected plans.

Plans should be provided with “call-out” revision clouds / notes to identify areas that have been modified from the original submittal.

A summary of changes that are provided with your resubmittal information, the staff report may be used as a template for your response. It is important that you be specific as to what has 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 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:

- a. Property boundaries, land use, rights-of-way and easements.
- b. On-site and abutting land use features, including adjacent sidewalks, existing vegetation, natural features and site improvements within 50 feet of the property.
- c. Buildings, structures, paving, and adjacent buildings within 50 feet of the property.
- d. All overhead, above and underground utilities, including septic tanks, drainfields and RPZ valves.
- e. Ditches, swales, stormwater treatment structures or slope exceeding 3V:1H in any proposed landscape areas.

RESPONSE: Acknowledged.

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. 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 required bufferyard requirements.

Please also include the following:

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Remedy /Suggestion/ Clarification:

COMMENT 1: The plant schedule indicates that *Clusia guttifera* is a native species; please correct this designation as it is not native to Florida.

RESPONSE: The *Clusia guttifera* has been changed to *Clusia Rosia* on Sheets L-5 and L-6.

COMMENT: The 5 ft. construction setback surrounding the preserve is now shown on the landscape plans to be cleared but not grubbed and to be planted with native shrubs. However, the note so indicating has an arrow pointing into the preserve; please realign this arrow to point to the setback area. Please also revise the construction clearing plan to so indicate that no grubbing is to occur in this area, it currently is shown with the symbol of areas to be cleared and grubbed.

RESPONSE: The note for the 5' construction setback has been revised on Sheet L-12.

COMMENT 2: The note regarding the preserve area should not just say no trees to be removed, specifically pines/oaks/palms. All work (removal of exotic species) within this area shall be done by manual methods; all native understory is also required to be protected. What method is to be utilized to protect the critical root zone of preserve trees and other trees to be protected on and off site where close to clearing areas?

RESPONSE: The above notation has been added to Sheet L-2. The clearing plan has also been updated.

COMMENT 3: Revised location of waterlines behind the pool have been submitted, how is this going to impact planting of the trees shown?

RESPONSE: The revised water lines behind the pool are indicated on Sheet L-2. The water lines have been shifted so the trees can remain as proposed.

Item #3

Landscape Bufferyard Requirements

Landscaped Bufferyards 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]

RESPONSE: Acknowledged.

Remedy / Suggestion / Clarification:

The plans propose to provide 6 feet of landscaping along the east fence and to plant 6 feet on the church property, the church property already is designated as ½ of a Type 4 buffer.

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:

The alternative compliance request makes some assertions that are not accurate. The statement was included that Section 4.663.B.1.b indicates that "the least intensive use permitted by existing zoning or the Comp plan" and since the church is on property with residential zoning, this is the least intensive permitted use and therefore no buffer should be required.

Staff response: This LDR statement only applies when the parcel is vacant, existing development or an approved site plan take precedence. County policy has been that churches are an institutional use; they are a permitted use in any zoning category so are not a nonconforming use. As an institutional use they require a Type 4 buffer.

This request does not demonstrate requirement of meeting or exceeding intent of the Code for approval of Alternative Compliance, however, since the Church is willing to accept the reduced buffer requirements, the reduction of buffer dimensions can be allowed. However, areas of the church property buffer where trees are lacking should also be supplemented by establishment of additional native trees. See also additional discussion provided in item #4 below.

RESPONSE: On Sheet L-2 we have added 8 trees on the adjacent property as discussed in the field with Karen Sjöholm. A separate plant schedule for these trees has been added to Sheet L-4. The proposed trees are in areas where the existing buffer is lacking vegetation.

Item #4:

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. 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.

Remedy /Suggestion / Clarification:

COMMENT 1: The response letter and revised landscape plans submitted state that the trees on the church site are to be protected, however the construction plans do not provide this information and filling in areas of some existing trees is indicated. Tree protection notes must also be shown on the clearing plans, so the contractor is aware. Please explain how tree protection is to be achieved with the filling and proposed grade changes.

RESPONSE: As discussed on-site, the swale is modified to accommodate the trees that are near the property line. The trees noted to be protected during construction are indicated on Sheet L-1. A note has been added to Sheet L-2 that states, "Refer to Sheet L-1 for the location of trees to be protected during construction."

COMMENT 2: No grades or cross-section are shown for the area by the big pine. The landscape detail sheet L5 provides a generic detail for the proposed retaining wall/tree well that references grading in accordance with the grading plan, however, the grading plan does not provide any grades at this tree and do not even indicate there is to be a retaining wall. Please revise construction plans to provide additional detail for the contractor.

RESPONSE: The section on Sheet L-5 has been updated to show the proposed grades around the pine tree. The tree well and associated grading have been added to the civil plans.

Item #5

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 dripline 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.

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RESPONSE: Acknowledged.

Remedy /Suggestion / Clarification:

COMMENT 1: The clearing plan shows the entire site except for the preserve and the 1 big pine tree as being cleared; what protection is to be utilized to protect the off-site trees? Add barricade location protection to the clearing plan for the off-site trees.

RESPONSE: The Clearing and Grubbing Plan has been revised to match the Landscape Plan, Sheet L-2.

COMMENT 2: The barricade details included on the construction plans indicate a radius of 10 feet is to be provided; this may not be adequate, especially for the big pine. Please review to provide adequate protection to avoid impact within the critical tree protection zones.

RESPONSE: The tree drip line is approximately a 12' to 15' radius. The standard tree protection barricade detail calls for the barricade to match the crown drip line of the tree. The temporary tree barricade for protection during construction has been moved to 5' past the drip line. See details on L-1 and L-5.

Item #6

Preserve Area Interface Requirements

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

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:

COMMENT 1: Alternative compliance for stormwater retention areas not being contiguous with buffers and preserve areas shall require them to be planted with native vegetation. See last sentence of Section 4.663.E. Please review periods and depths of inundation to be expected to verify that specified vegetation within this basin is appropriate; during the rainy season 3 feet of water for extended periods may not allow for survival. Less than 8% of the retention area is shown to receive native plantings. Establishment of additional native plantings is required in this basin. Revise plans to comply.

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RESPONSE: The plantings in the stormwater area on the south end of the property have been revised to exclusively sand chord grass. This plant material will survive during the rainy periods. The area of native plantings has been expanded from 1,626 sf to 3,707 sf. A note has been added to Sheets L-1 and L-2 stating that stormwater management areas are to be maintained with planted native vegetation in perpetuity.

COMMENT 1: 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: A note has been added to Sheets L-1 and L-2 stating that stormwater management areas are to be maintained with planted native vegetation in perpetuity.

Item #7

Additional Landscape Condition

PUD Agreement, Public Benefits

COMMENT 1: The applicant claims enhanced landscaping as a public benefit; however, it is also stated that 187 mitigation tree credits are required for tree removal and that total a total of 140 trees are to be planted. Site data also indicates that there are 97 shrubs in the north buffer and 477 shrubs in the east buffer less than required. Please remove enhanced landscaping as a public benefit.

The benefits statement and special conditions sections say that the owner shall take all "reasonable" efforts to provide on-site protection of the heritage tree and that preservation is a public benefit. Code requires protection of a minimum of 10% of existing trees, since this is the only on-site tree being protected, please explain how this is a public benefit when it is required by code. Please also provide details regarding what is considered to be "reasonable" efforts.

RESPONSE: The landscape items have been removed from the PUD Agreement and Public Benefits.

Section M Engineering

Item #1:

Right-of-Way Improvements:

COMMENT 1: As previously stated, 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%. The proposed sidewalk appears to exceed cross slope elevations from elevation 17.74' NAVD and 17.89' NAVD. Provide sufficient existing sidewalk elevations for the sidewalk west of the entrance on SW Martin Highway that demonstrate how the proposed on site sidewalk ties into the existing sidewalk. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G (2010)]

RESPONSE: Sidewalk elevations have been added to show the cross slope of the sidewalk does not exceed 2%.

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Item #2:

Private Road Maintenance

COMMENT 1: As previously stated, the General Notes on the Final Site Plan must address what entity has the responsibility of 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: A note has been added to the Site Plan.

Item # 3:

Off-Street Parking

COMMENT 1: Although an autoturn exhibit was provided, it does not adequately demonstrate that a fire truck can properly turn around using the proposed Tee Turn without encroaching into the proposed parking stalls in the event that the stalls are occupied. In the event that this cannot be achieved, a paved area may need to be striped as a no-parking zone.

RESPONSE: The enclosed Autoturn Exhibit has been revised to show it is not necessary for the fire truck to encroach in the proposed parking.

COMMENT 2: Although sight distances were provided on the Landscape Plan, they do not adequately demonstrate clear line of sight from a stopped vehicle condition. It appears that the sight distance was measured from within the crosswalk. [MARTIN COUNTY, FLA., LDR SECTION 4.843.F (2010)] [FLORIDA DEPARTMENT OF TRANSPORTATION INDEX #546 (2016)]

RESPONSE: Sight lines have been revised to begin 6' behind the stop bar. See the revised Landscape Plan Sheet L-2.

Item #4:

Consistency with Other Plans

COMMENT 1: As previously stated, the limits of the required drainage easement for the maintenance of Danforth Creek shown on the Final Site Plan and Construction Plans must be revised to extend to the top of bank.

RESPONSE: See the enclosed revised sketch and legal with survey for the proposed easement.

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Item #5:
Stormwater Management Plans

COMMENT 1: Although the response letter stated that a stormwater maintenance plan was submitted, staff was unable to locate either the digital or hard copy of this document. As previously stated, revise the stormwater maintenance plan to describe in detail the operation and maintenance of the stormwater management system (after final certification) 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 enclosed *Stormwater Management System Sedimentation Control Operation and Maintenance Plan* has been revised to address these comments.

COMMENT 2: The water quality calculations in section 1.3 does meet Martin County Water Quality calculation requirements. The water quality calculations must include 3-inches over the percent impervious of the total site area. Buildings and dry retention/detention areas cannot be subtracted from the total site area when meeting Martin County standards.

RESPONSE: Please see the enclosed *Water Quality Calculations (Appendix Sheet 1.3A)* within the *Stormwater Management Report*.

Item #6:
Stormwater Management Construction Plans

COMMENT 1: Provide a copy of a recorded easement granting permission to grade on the adjacent parcel to the east and assigning the maintenance responsibility in perpetuity.

RESPONSE: A copy of the recorded easement granting permission to use the adjacent Church property is enclosed with this resubmittal.

COMMENT 2: Revise the Construction Plans to include the most recently adopted version of the Martin County Standard Details for Road and Site Construction (effective: December 3, 2019).

RESPONSE: The Construction Plans have been revised to include the most recent adopted version of the Martin County Standard Details for Road and Site Construction.

COMMENT 3: Sheet 2 of the Construction Plans shows that the proposed location of the silt fence along the western property boundary is west of the existing chain link fence. Relocate the silt fence to east of the existing chain link fence.

RESPONSE: The silt fence location has been revised as requested.

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Item #7:

PUD Review Comments

COMMENT 1: Exhibit F, Item 15.A.i, Public and Developer Benefits: Revise to remove the proposed littoral plantings and include the installation of two fountains.

RESPONSE: The littoral plantings have been removed from Exhibit F, Item 15.A.i. of the PUD Agreement.

COMMENT 2: Public Benefits Statement: Revise to remove the proposed littoral plantings and include the installation of two fountains.

RESPONSE: The littoral plantings have been removed from the Public Benefits Statement and the installation of the two fountains has been added.

Development Order Conditions:

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

RESPONSE: Acknowledged.

COMMENT 2: The Owner is not authorized to haul fill off 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.

SECTION O WATER AND WASTEWATER SERVICE

Unresolved Issues:

Item #1:

COMMENT 1: The applicant must finalize the PUD Agreement language in Exhibit "F" Special Conditions prior to final site plan approval for the project.

The OWNER shall construct and install a lift station that shall serve the project but shall also be available to serve additional projects in the general vicinity of the project, which will eliminate the COUNTY's necessity to install, upgrade and maintain multiple lift stations to serve neighboring projects, now or in the future. ~~The OWNER may seek, with the cooperation of the COUNTY, financial compensation for the reimbursement of costs associated with such upgrade or service to neighboring projects from the OWNER's installed lift station~~

RESPONSE: The PUD Agreement Exhibit "F" has been revised.

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Item #2:

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.

We appreciate Staff working with us for Approval with Conditions at Post Approval. Please contact us should you require any additional information.

Sincerely,



Joseph W. Capra, P.E.
President

JWC/kk/jcp
Enclosures

P:\1700\1746 - PALM BLUFF TOWNHOMES\PERMITTING - MC\PUZ ZONING MASTER AND FINAL SITE PLAN\2020-0410 MC RESUBMITTAL\2020-0410 MSTAHEY RESPONSE LETTER.DOCX



May 4, 2020
1746

via-hand delivery

Mr. Matthew Stahley
Senior Planner
Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996
(772) 320-3047
mstahley@martin.fl.us

RE: Magnolia Ridge of Palm City
Martin County Project Number P161-004
Response to Staff's Final Comments

Dear Mr. Stahley:

In addition to this response letter to Staff's final comments, please find enclosed one (1) CD of digital files and one (1) hard copy of the following documents for final approval:

- CD Containing pdfs of all submitted items
- Site Plan
- Auto Turn Exhibit
- Construction Plans

LAND USE ZONING

COMMENT 1: Under Total Site Area please revise the proposed density since the total site area was corrected to 3.56 acres the density would now be 7.86 UPA.

RESPONSE: The Total Site Area and Density have been revised.

COMMENT 2: On the site plan and the open space plan please clearly label the mean high-water line to avoid confusion with other lines referenced in the legend.

RESPONSE: The mean high-water line is now clearly labeled on the site plan and open space plan.

COMMENT 3: Please remove the note on the **open space plan** that references the area in between the mean highwater line and property line being the drainage easement area, as the drainage easement area is the area from the property line all the way to the top of bank.

RESPONSE: The referenced note has been removed.

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 Magnolia Ridge P161-004
 May 4, 2020
 Page Two

ENGINEERING OFF-STREET PARKING

COMMENT 1: Although the auto turn exhibit was revised, it does not incorporate the parameters for emergency vehicles utilized in Martin County (attached). Revise auto turn accordingly. In the event that this cannot be achieved, a paved area may need to be striped as a no-parking zone.

RESPONSE: See the revised auto turn exhibit with the requested vehicle sizes.

STORMWATER MANAGEMENT PLAN

COMMENT 1: Although the water quality calculations were revised to include 3-inches over the percent impervious of the total basin area as requested, the revision did not incorporate the 25% safety factor required to meet Martin County's water quality requirements for dry detention. Revise Section 1.3A of the stormwater report accordingly.

RESPONSE: This comment has been eliminated based on Harold Tourjee's and Stephanie Piche's telephone conversation on May 1, 2020, and subsequent email from Stephanie Piche, P.E., on May 1, 2020.

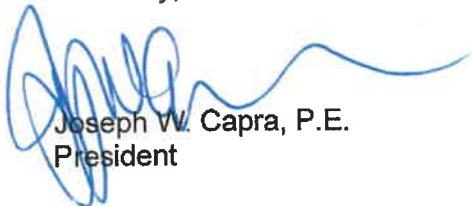
STORMWATER MANAGEMENT CONSTRUCTION PLANS

COMMENT 1: Per email correspondence with Michelle Cullum, dated 4/27/2020, revise proposed grading along west side of parcel to remove the swale and add roof gutters to direct the stormwater to the front of the lots. Email was provided to applicant via email.

RESPONSE: The revised Paving, Grading and Drainage Plan was submitted to and accepted by Michelle Cullum, P.E. per her email dated 04/29/2020.

I believe this adequately resolves all issues for approval. A separate submittal has been made to Martin County Utilities. We look forward to being placed on the next available LPA Meeting.

Sincerely,



Joseph W. Capra, P.E.
 President

Enclosures

JWC/kk
 P:\1700\1746 - Palm Bluff Townhomes\Permitting - MC\PUD Zoning Master and Final Site Plan\2020-0504 MC Resubmittal\2020-0504 MStahley Response Letter.docx

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

| Name | Address |
|--|---|
| Palm City GA Homes, LLC RJ Investment Management Services, LLC Robert Johns, Manager | 1900 NE 16th Terrace Fort Lauderdale, Florida 33305 |
| Midland Trust Company as Custodian FBO Jane Cutler | P.O. Box 07520 Fort Myers, Florida 33919 |
| TomJac, Inc. Tom Hammell, CEO | 3031 N Ocean Boulevard Apt. 1406 Fort Lauderdale, Florida 33308 |
| Genco Palm Bluff, LLC | 4825 N Dixie Highway Oakland Park, Florida 33334 |

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

| Name | Address | Interest |
|---|---|----------|
| Palm City GA Homes, LLC | 1900 NE 16th Terrace Fort Lauderdale, Florida 33305 | 43% |
| Midland Trust Company as Custodian FBO Jane Cutler | P.O. Box 07520 Fort Myers, Florida 33919 | 19% |
| TomJac, Inc. | 3031 N Ocean Boulevard Apt. 1406 Fort Lauderdale, Florida 33308 | 19% |
| Genco Palm Bluff, LLC | 4825 N Dixie Highway Oakland Park, Florida 33334 | 19% |

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

| Name | Address | Interest |
|-------------|----------------|-----------------|
| N/A | | |
| | | |
| | | |

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

| Application Name and/or Project Number | Names & Addresses of Parties involved | Date | Type of Application | Status of Application* |
|---|--|-------------|----------------------------|-------------------------------|
| N/A | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Robert W. Johns

STATE OF Florida
COUNTY OF Broward

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 5th day of October 2018, by Robert W. Johns, who is personally known to me or have produced Florida D.L. as identification.

Paula Hanson
Notary Public, State of Florida
Print Name: Paula Hanson
My Commission Expires: 2-9-2019

(Notary Seal)



PALM BLUFF TOWNHOMES 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.

Appendix
Article 10.2.B.3. Article 10, Development Review Procedures;
Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

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the record at the public meet-
ing. Persons interested in being
heard on this matter who are
unable to attend the BCC
meeting may submit written
comments through the
website at <http://www.martin.fl.us/BCCPublicComment>.
Comments submitted through
the website that are received
prior to the conclusion of the
public comment portion of
the applicable matter will be
read into the record at the
public meeting. All public
comments must comply with
the Board's adopted Rules of
Procedure.

Persons with disabilities who
need an accommodation in
order to participate in these
proceedings are entitled, at
no cost, to the provision of
certain assistance. This does
not include transportation to
and from the meeting. Please
contact the Office of the ADA
Coordinator at (772) 320-
3131, or the Office of the
County Administrator at (772)
288-5400, or in writing to
2401 S.E. Monterey Road,
Stuart, FL 34996, no later than
three days before the meeting
date. This notification can be
reproduced in an alternative
format upon request by con-
tacting the Office of the ADA
Coordinator at (772) 320-
3131. Persons using a TTY de-
vice, please call 711 Florida
Relay Services.

When attending a public
hearing, a person may speak
during the public comment
portion of the public hearing.
A person may also participate
as an Intervenor. An
Intervenor may ask questions
of the staff, applicant and
provide testimony. In order to
be an Intervenor, a person
must qualify to receive mailed
notice of the application in
accordance with Section
10.6.E, Land Development
Regulations, Martin County
Code. In addition, an
Intervenor must file a form of
intent with the County Ad-
ministrator at least 7 business
days prior to the LPA or BCC
meeting. No fee will be as-
sessed. If the Intervenor is re-
presenting a group/association,
he/she must file a letter on of-
ficial letterhead signed by an
authorized representative of
the group/association, stating
that he/she is authorized to
speak for the group. Forms
are available on the Martin
County website www.martin.fl.us.
Any documentation, in-
cluding all dvd, cd or video
cassette tapes intended to be
proffered as evidence must be
submitted to the Growth
Management Department at
least 7 business days prior to
the LPA or BCC meetings.
If any person who decides to
appeal any decision made
with respect to any matter
considered at the meetings or
hearings of any board, com-
mittee, agency, council or ad-
visory group, that person will
need a record of the proceed-
ings and, for such purpose,
may need to ensure that a
verbatim record of the pro-
ceedings is made, which re-
cord should include the testi-
mony and evidence upon
which the appeal is to be
based.

For further information, in-
cluding copies of the agenda
item materials, please call the
Growth Management Depart-
ment at (772) 288-5495. Prior

questions can also be emailed or
mailed to the District Manager's
Office at: Governmental
Management Services, c/o Tesoro
CDD, 219 East Livingston Street,
Orlando, Florida 32801. Comments
and questions received by 2:00 p.m.
the day prior to the meeting will be
read into the record at the meeting
and become part of the permanent
record of the meeting.

A copy of the agenda may be
obtained by emailing the District
Manager of jshowe@gmscfl.com or
calling 407-841-5524 in advance of the
meeting.

The meeting is open to the public
and will be conducted in accordance
with the provisions of Florida law
for community development
districts. The meeting may be
continued to a date, time, and place
to be specified on the record at such
meeting. There may be occasions
when Board Supervisors or District
Staff may participate by speaker
telephone.

Any person requiring special
accommodations at the meeting
because of a disability or physical
impairment should contact the
District Manager's Office at least
forty-eight (48) hours prior to the
meeting. If you are hearing or
speech impaired, please contact the
Florida Relay Service by dialing
7-1-1, or 1-800-955-8771 (TTY) /
1-800-955-8770 (Voice), for aid in
contacting the District Manager's
Office.

Each person who decides to appeal
any decision made by the Board
with respect to any matter
considered at the meetings is
advised that person will need a
record of proceedings and that
accordingly, the person may need to
ensure that a verbatim record of
the proceedings is made, including
the testimony and evidence upon
which such appeal is to be based.

Jason Showe
District Manager
Governmental Management
Services - Central Florida, LLC
Pub May 20, 2020
TCN4196819

IN THE CIRCUIT COURT OF THE
19th JUDICIAL CIRCUIT,
IN AND FOR Port St. Lucie
COUNTY, FLORIDA
Case No.: 56-2020-DR-496
Division: Judge McCann
Clophane Dumorney
Petitioner,
and
Wadley Dumorney,
Respondent,
NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL
SUPPORT)

TO: Wadley Dumorney
12342 Rue Marcelle Gauvreau,
Montreal, Quebec H1C-2B6
Canada

YOU ARE NOTIFIED that an
action for dissolution of mar-
riage has been filed against
you and that you are required
to serve a copy of your writ-
ten defenses, if any, to it on
(name of Petitioner)
Clophane Dumorney
whose address is 107 SW Star-
fish Ave, Port St. Lucie FL,
34984

on or before 6/12/2020 and
file the original with the clerk
of this Court at P.O. Box 700,
Fort Pierce, Florida 34954 be-
fore service on Petitioner or
immediately thereafter. If you
fail to do so, a default may be
entered against you for the
relief demanded in the peti-
tion.

The action is asking the court
to decide how the following
real or personal property
should be divided:
{insert "none" or, if applica-
ble, the legal description of
real property, a specific de-
scription of personal property,
and the name of the county in
Florida where the property is
located}

Copies of all court documents
in this case, including orders,
are available at the Clerk of
the Circuit Court's office. You
may review these documents
upon request.
You must keep the Clerk of

will be presented at an ensu-
ing meeting of the Board of
Massage Therapy in an infor-
mal proceeding.

In accordance with the Ameri-
cans with Disabilities Act, per-
sons needing a special accom-
modation to participate in
this proceeding should con-
tact the individual or agency
sending this notice not later
than seven days prior to the
proceeding at the address given
on the notice. Telephone:
(850) 245-4444, 1-800-955-
8771 (TDD) or 1-800-955-8770
(V), via Florida Relay Service.
Publish: May 20, 27, June 3,
10, 2020
TCN4193924

Effective June1, 2020 your
physician Diane Krutzler, MD
will no longer be affiliated
with Treasure Coast Surgical
Specialists located at 1400 SE
Goldtree Drive, St 103 Port St.
Lucie FL, 34952. However, we
are pleased to inform you we
have Adam Kurtin, DO Rene
Loyola, MD and Jon Brown,
DO available for all of your
general surgery needs. Your
medical records will remain
within the practice and are
available upon request.
Please contact us at 772-335-
8446 if you have any ques-
tions.

Published: May 13, 20, 27,
June 3, 2020
TCN0004186529

Notice Under Fictitious Name
Law Pursuant to Section
865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that
the undersigned, desiring to
engage in business under the
fictitious name of Caladium
Executive Coaching located at
4041 NE Sugarhill Avenue, in
the County of Martin, City of
Jensen Beach, Florida 34957,
intends to register the said
name with the Division of
Corporations of the Florida
Department of State, Tallah-
assee, Florida. Dated at
Jensen Beach, Florida, this
13th day of May, 2020.
Published: 5/20/2020
TCN0004198349

Notice Under Fictitious Name
Law Pursuant to Section
865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that
the undersigned, desiring to
engage in business under the
fictitious name of Bellagio Ar-
cade located at 7123 US-1,
Port St. Lucie 34952 in the
County of St. Lucie, City of
Port St. Lucie, Florida 34952
intends to register the said
name with the Division of
Corporations of the Florida
Department of State, Tallah-
assee, Florida. Dated at Port
St. Lucie, Florida, this 14th day
of May, 2020.
JACKPOT ARCADE, LLC
May 20, 2020 TCN4198197

Found Property
5/15/20
800 block of S US Hwy 1
Call Lucy/IRCSO 772-978-6407
May 20, 27, 2020
TCN4199219K

NOTICE
The annual report of the Wil-
liam H. Cochrane Educational
Trust is available at the ad-
dress noted below for inspec-
tion during normal business
hours by any citizen who so
requests within 180 days after
publication of this notice of
its availability. William H. Co-
chrane Educational Trust 755

starting fresh...

Condo-Townhouses

Stuart - Hutchinson Island
ALL OCEAN!
180 DEGREE VIEW!
Step out your door to
ocean, pvt 2/2 pool
BEACH FRONT VILLA
Fully Furnished. \$499K
Owner 561-703-0888

Real Estate

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great places to live...

Apartments

FORT PIERCE
1BR/1BA 2BR/2.5BA
www.CortezVillage.net
(772) 466-1505k

N. Hutchinson Island
Steps to beach, beautifully
furnished studio, deck, full
kitchen, utils, W/D, Wifi
incl'd, no lease. \$1200/mo or
\$379/wkly, no smoking.
772-321-5879 - www.seahorsebeachbungalows.com

Careers

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new beginnings...

1BR Condo
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PAINTING & WATERPROOFING
Please call or email Josh

772-713-5846

josh@precisionpaintingwaterproofing.com
Or come by our office and apply in person:

1201 19th Place, Suite A-400, Vero Beach, FL 32960

Find yo
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friend



**NOTICE OF PUBLIC HEARINGS**

Date

Name

Address

Subject and Location: 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.

Dear Sir or Madam,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of a PUD Zoning and Master and Final Site Plan approval request as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, June 4, 2020

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, June 16, 2020

Place: John F. and Rita M. Armstrong Wing of the Blake Library
2351 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

Persons interested in being heard on this matter who are unable to attend the LPA meeting may email written comments to LPA-PublicComment@martin.fl.us. Please include the item number you'd like to comment on in the email subject line and your name in the body of the email. Comments received at this email address prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting.

Persons interested in being heard on this matter who are unable to attend the BCC meeting may submit written comments through the website at <http://www.martin.fl.us/BCCPublicComment>. Comments submitted through the website that are received prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting. All public comments must comply with the Board's adopted Rules of Procedure.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

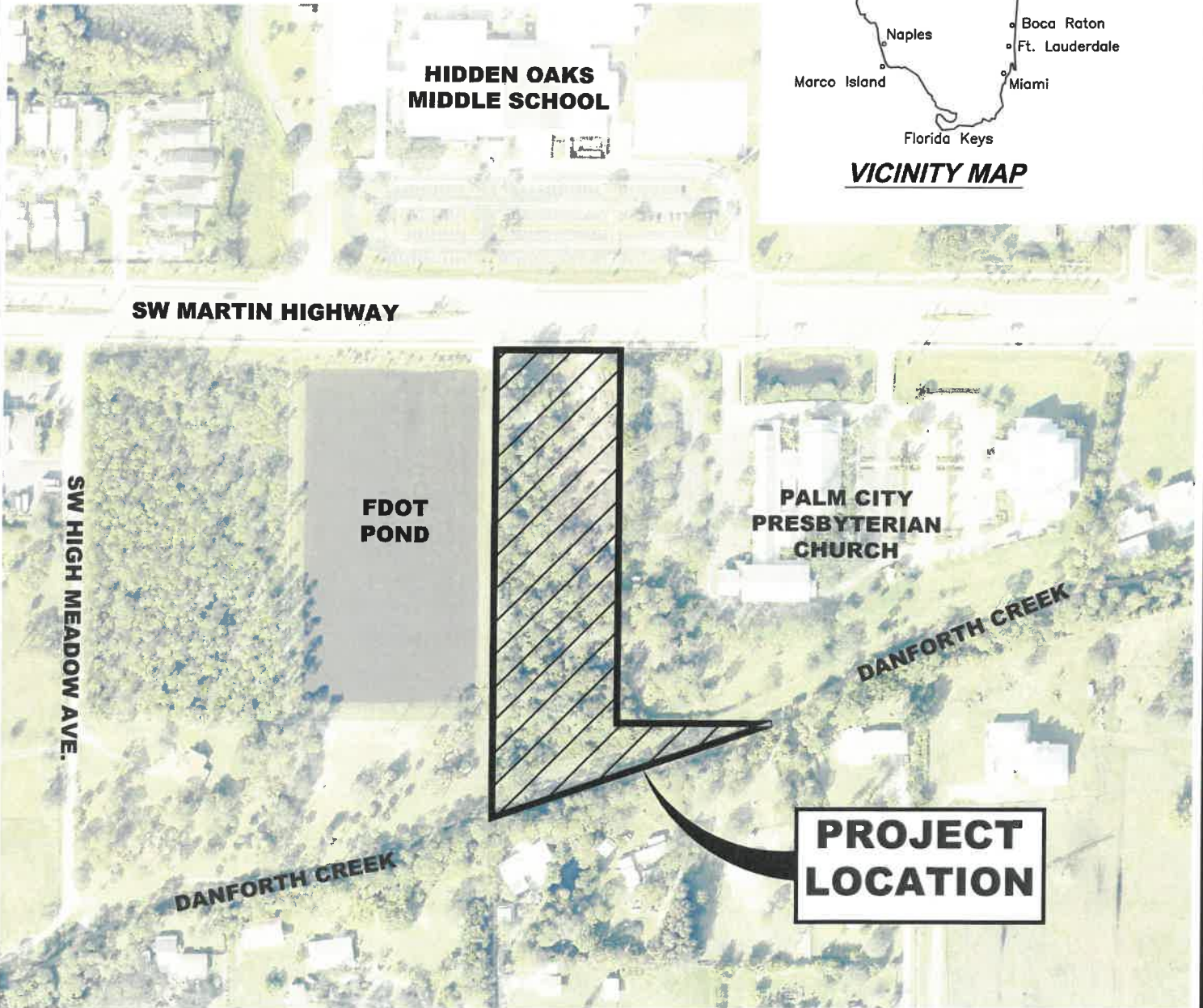
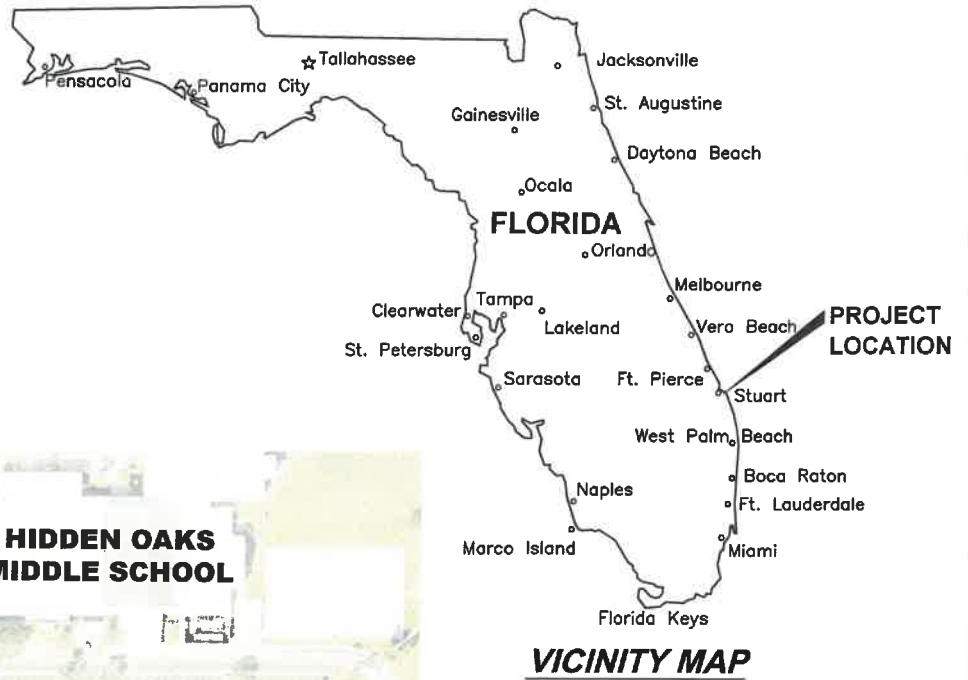
If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Paul Schilling, Growth Management Director, (e-mail: pschilli@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Sincerely,



Robert Johns
Manager - Palm City G.A. Homes, LLC



• Joseph W. Capra
301 N.W. Flagler Ave
Stuart, Florida 34994
P.E. No. 37638
Phone: (772) 692-4344
Fax: (772) 692-4341
E-mail:
Captecinfo@gocaptec.com

Engineering Business
No. EB-0007657

DATE: 12/27/18
DRAWN BY: HLT
DESIGNED BY: HLT
CHECKED BY: JWC
PROJECT No.: 1746
HORZ. SCALE: 1" = 250'
VERT. SCALE: N/A
CADD FILE: LOCATION MAP

PALM CITY GA HOMES
MARTIN COUNTY, FL

LOCATION MAP

SCALE VERIFICATION

0 136
SOLID BAR IS EQUAL
HALF AN INCH ON ORIGINAL
DRAWING, ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

Sheet No. 1 of 1

PALM CITY GA HOMES, LLC (PCGAH, LLC)
 1900 ne 16TH Terrace
 Fort Lauderdale, Florida 33305
 (954) 444-8796

March 18, 2019

Ms. Catherine Riiska, M.S., P.W.S.
 Principal Planner
 Growth Management Department
 Martin County
 2401 SE Monterey Road
 Stuart, Florida 34996
 (772) 286-5667

RE: Magnolia Ridge of Palm City (Formerly Palm City GA Homes)
 PUD Zoning Master and Final
 Project P161-004
 Sign Installation Certification for Martin County

Dear Ms. Riiska,

This letter is to certify that the referenced sign was installed per Martin County requirements. The sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10.6: Development Review Procedures.


 Robert Johns, Manager, PCGAH, LLC

3-19-19
 Date

State of Florida
 County of Martin

The foregoing instrument was acknowledged before me this 19TH day of March, 2019, by ROBERT JOHNS, who is personally known to me or has produced DRIVERS LICENSE as identification.


 Notary Public, State of Florida

Gina Colonna
 Notary Public Printed Name

My Commission Expires: 6/9/20



Notary Seal



NOTICE
WE ARE OFFERING AN APPLICATION FOR
HAWAIIAN HOUSE OF PALMS CITY
FOR ZONING MASTER AND FINAL
FOR FURTHER INFORMATION CONTACT:
THE HAWAII COUNTY GROWTH
MANAGEMENT DEPARTMENT
Call 772-284-5446
PROJECT#P161-004

NAISO
naiso
SO
772 28

HEBERING
FOR LEAD & COPPER

NOTICE
DEVELOPMENT APPLICATION
MAGNOLIA RIDGE OF PALM CITY
PUD ZONING MASTER AND FINAL
FOR FURTHER INFORMATION CONTACT:
THE MARTIN COUNTY GROWTH
MANAGEMENT DEPARTMENT
Call 772-288-5495
PROJECT # P161-004

NALSouthcoast
nasouthcoast.com
SOLD
772 286 6292





736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

February 4, 2019

Ownership Search

Prepared For: Fox McCluskey Bush Robison, PLLC

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500 foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: (See attached).

A handwritten signature in blue ink that reads 'Karen Rae Hyche'.

Karen Rae Hyche
President



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P19-11,424/KRH

THE ATTACHED REPORT IS ISSUED TO FOX McCLUSKEY BUSH ROBISON, PLLC. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500 foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

See Exhibit "A" attached hereto & made a part hereof.

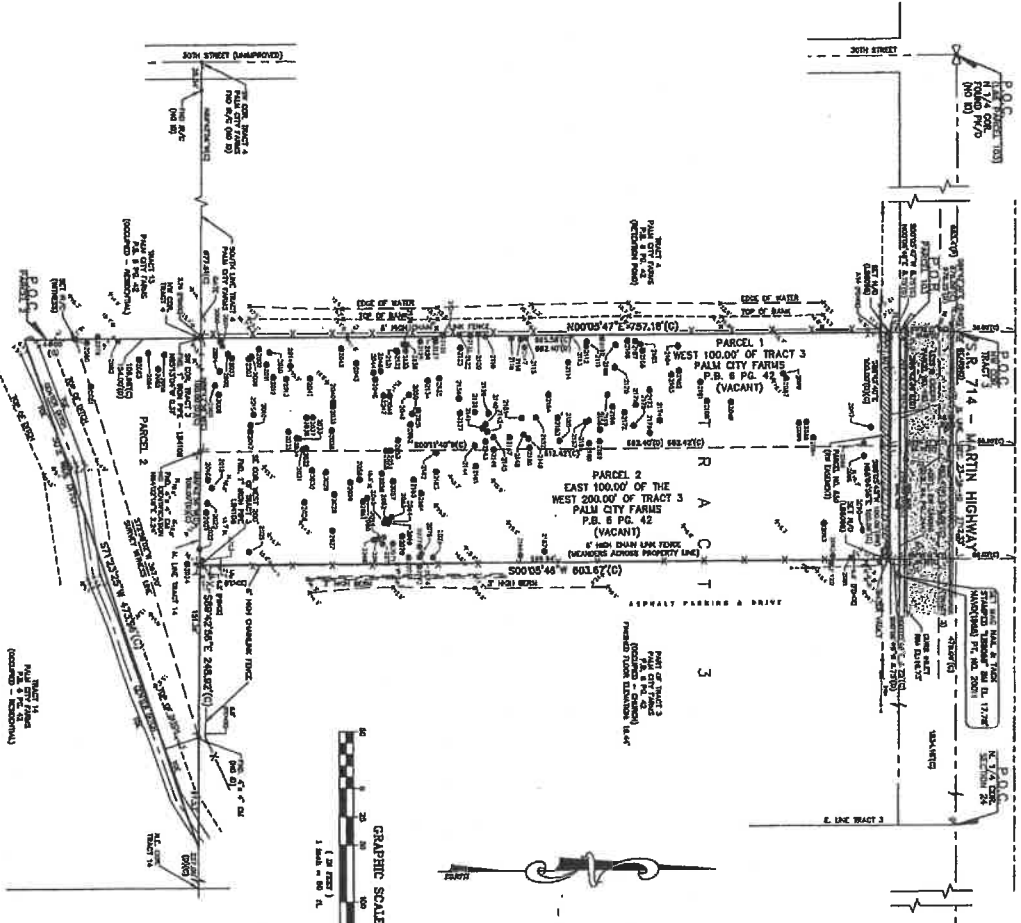
PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche

Exhibit "A"


BOUNDARY TOPOGRAPHIC & TREE SURVEY

FOR: PALM CITY GA HOMES, LLC



LINE TABLE
LINE NO. BEARING DISTANCE
1 100.00' 0.00' 0.00' 0.00'

| TREE SCHEDULE | | | |
|---------------|------|--------------|--------------|
| NUMBER | TREE | DBH (INCHES) | CLEAN HEIGHT |
| 1001 | PALM | 12 | 15' |
| 1002 | PALM | 12 | 15' |
| 1003 | PALM | 12 | 15' |
| 1004 | PALM | 12 | 15' |
| 1005 | PALM | 12 | 15' |
| 1006 | PALM | 12 | 15' |
| 1007 | PALM | 12 | 15' |
| 1008 | PALM | 12 | 15' |
| 1009 | PALM | 12 | 15' |
| 1010 | PALM | 12 | 15' |
| 1011 | PALM | 12 | 15' |
| 1012 | PALM | 12 | 15' |
| 1013 | PALM | 12 | 15' |
| 1014 | PALM | 12 | 15' |
| 1015 | PALM | 12 | 15' |
| 1016 | PALM | 12 | 15' |
| 1017 | PALM | 12 | 15' |
| 1018 | PALM | 12 | 15' |
| 1019 | PALM | 12 | 15' |
| 1020 | PALM | 12 | 15' |
| 1021 | PALM | 12 | 15' |
| 1022 | PALM | 12 | 15' |
| 1023 | PALM | 12 | 15' |
| 1024 | PALM | 12 | 15' |
| 1025 | PALM | 12 | 15' |
| 1026 | PALM | 12 | 15' |
| 1027 | PALM | 12 | 15' |
| 1028 | PALM | 12 | 15' |
| 1029 | PALM | 12 | 15' |
| 1030 | PALM | 12 | 15' |
| 1031 | PALM | 12 | 15' |
| 1032 | PALM | 12 | 15' |
| 1033 | PALM | 12 | 15' |
| 1034 | PALM | 12 | 15' |
| 1035 | PALM | 12 | 15' |
| 1036 | PALM | 12 | 15' |
| 1037 | PALM | 12 | 15' |
| 1038 | PALM | 12 | 15' |
| 1039 | PALM | 12 | 15' |
| 1040 | PALM | 12 | 15' |
| 1041 | PALM | 12 | 15' |
| 1042 | PALM | 12 | 15' |
| 1043 | PALM | 12 | 15' |
| 1044 | PALM | 12 | 15' |
| 1045 | PALM | 12 | 15' |
| 1046 | PALM | 12 | 15' |
| 1047 | PALM | 12 | 15' |
| 1048 | PALM | 12 | 15' |
| 1049 | PALM | 12 | 15' |
| 1050 | PALM | 12 | 15' |
| 1051 | PALM | 12 | 15' |
| 1052 | PALM | 12 | 15' |
| 1053 | PALM | 12 | 15' |
| 1054 | PALM | 12 | 15' |
| 1055 | PALM | 12 | 15' |
| 1056 | PALM | 12 | 15' |
| 1057 | PALM | 12 | 15' |
| 1058 | PALM | 12 | 15' |
| 1059 | PALM | 12 | 15' |
| 1060 | PALM | 12 | 15' |
| 1061 | PALM | 12 | 15' |
| 1062 | PALM | 12 | 15' |
| 1063 | PALM | 12 | 15' |
| 1064 | PALM | 12 | 15' |
| 1065 | PALM | 12 | 15' |
| 1066 | PALM | 12 | 15' |
| 1067 | PALM | 12 | 15' |
| 1068 | PALM | 12 | 15' |
| 1069 | PALM | 12 | 15' |
| 1070 | PALM | 12 | 15' |
| 1071 | PALM | 12 | 15' |
| 1072 | PALM | 12 | 15' |
| 1073 | PALM | 12 | 15' |
| 1074 | PALM | 12 | 15' |
| 1075 | PALM | 12 | 15' |
| 1076 | PALM | 12 | 15' |
| 1077 | PALM | 12 | 15' |
| 1078 | PALM | 12 | 15' |
| 1079 | PALM | 12 | 15' |
| 1080 | PALM | 12 | 15' |
| 1081 | PALM | 12 | 15' |
| 1082 | PALM | 12 | 15' |
| 1083 | PALM | 12 | 15' |
| 1084 | PALM | 12 | 15' |
| 1085 | PALM | 12 | 15' |
| 1086 | PALM | 12 | 15' |
| 1087 | PALM | 12 | 15' |
| 1088 | PALM | 12 | 15' |
| 1089 | PALM | 12 | 15' |
| 1090 | PALM | 12 | 15' |
| 1091 | PALM | 12 | 15' |
| 1092 | PALM | 12 | 15' |
| 1093 | PALM | 12 | 15' |
| 1094 | PALM | 12 | 15' |
| 1095 | PALM | 12 | 15' |
| 1096 | PALM | 12 | 15' |
| 1097 | PALM | 12 | 15' |
| 1098 | PALM | 12 | 15' |
| 1099 | PALM | 12 | 15' |
| 1100 | PALM | 12 | 15' |




10000 VILLAGE PARKWAY
PORT ST. LUCIE, FL 34957
888-444-4444

BOUNDARY TOPOGRAPHIC & TREE SURVEY

FOR: PALM CITY GA HOMES, LLC

PARCELS LYING IN
SEC. 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA



10000 VILLAGE PARKWAY
PORT ST. LUCIE, FL 34957
888-444-4444

2 OF 2

18-402

18-402

Martin County, Florida - Laurel Kelly, C.F.A

generated on 2/1/2019 11:04:45 AM EST

Summary

| Parcel ID | Account # | Unit Address | Market Total Value | Website Updated |
|--------------------------|-----------|------------------------------|--------------------|-----------------|
| 24-38-40-000-003-00010-8 | 17160 | 2810 SW MARTIN HW, PALM CITY | \$151,110 | 1/26/2019 |

| Owner Information | |
|--------------------|---|
| Owner(Current) | PALM CITY GA HOMES LLC |
| Owner/Mail Address | 1900 NE 16TH TERR FORT LAUDERDALE FL 33305 |
| Sale Date | 8/10/2018 |
| Document Book/Page | <u>3010 0320</u> |
| Document No. | 2710337 |
| Sale Price | 525000 |

| Location/Description | | | |
|----------------------|------------------------------|-------------------|---|
| Account # | 17160 | Map Page No. | K-24A |
| Tax District | 5005 | Legal Description | 24 38 40 PALM CITY FARMS E 100' OF W 200' OF TR 3 LYING S OF CR 714 R/W PER OR 2643/2340 & THAT PART OF TR 14 N OF DRAINAGE DITCH |
| Parcel Address | 2810 SW MARTIN HW, PALM CITY | | |
| Acres | 2.1900 | | |

| Parcel Type | |
|--------------|-----------------------------------|
| Use Code | 9900 Vacant Acreage |
| Neighborhood | 40000 Mkt Area 4 Res Muni Acreage |

| Assessment Information | |
|--------------------------|-----------|
| Market Land Value | \$151,110 |
| Market Improvement Value | |
| Market Total Value | \$151,110 |

Exhibit "B"

1 of 1

Martin County, Florida - Laurel Kelly, C.F.A

generated on 2/1/2019 11:13:18 AM EST

Summary

| Parcel ID | Account # | Unit Address | Market Total Value | Website Updated |
|--------------------------|-----------|------------------------------|--------------------|-----------------|
| 24-38-40-000-003-00020-6 | 17161 | 2840 SW MARTIN HW, PALM CITY | \$95,220 | 1/26/2019 |

| | |
|---------------------------|---|
| Owner Information | |
| Owner(Current) | PALM CITY GA HOMES LLC |
| Owner/Mail Address | 1900 NE 16TH TERR FORT LAUDERDALE FL 33305 |
| Sale Date | 8/10/2018 |
| Document Book/Page | <u>3010 0320</u> |
| Document No. | 2710337 |
| Sale Price | 525000 |

| | | | |
|-----------------------------|------------------------------|--------------------------|--|
| Location/Description | | | |
| Account # | 17161 | Map Page No. | K-24A |
| Tax District | 5005 | Legal Description | 24 38 40 PALM CITY FARMS W 100' OF TR 3 LYING S OF CR 714 R/W PER OR 2643/2340 |
| Parcel Address | 2840 SW MARTIN HW, PALM CITY | | |
| Acres | 1.3800 | | |

| | |
|---------------------|-----------------------------------|
| Parcel Type | |
| Use Code | 9900 Vacant Acreage |
| Neighborhood | 40000 Mkt Area 4 Res Muni Acreage |

| | |
|---------------------------------|----------|
| Assessment Information | |
| Market Land Value | \$95,220 |
| Market Improvement Value | |
| Market Total Value | \$95,220 |

Exhibit "B"

2 of 2

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[blank space above reserved for recording information]

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

RESOLUTION NUMBER _____

**[REGARDING DENIAL OF PUD ZONING
FOR MAGNOLIA RIDGE OF PALM CITY PUD]**

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

1. Palm City GA Homes, LLC submitted an application for approval for the Magnolia Ridge of Palm City PUD project, located on lands legally described in Exhibit A, attached hereto.
2. This Board considered such application at a public hearing on June 16, 2020
3. 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 request for PUD Zoning for the Magnolia Ridge of Palm City PUD project is hereby denied for the following reasons: XXXX.

B. 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

ATTACHEMENTS:
Exhibit A, Legal Description

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.

BCC MEETING DATE: June 16, 2020
AGENDA ITEM: PHQJ-2

**MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM**

TO: Honorable Members of the Board of County Commissioners **DATE:** June 9, 2020

VIA: Taryn Kryzda
County Administrator

FROM: Matthew Stahley, Senior Planner

REF: 20-0743

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

Attached is the PUD Zoning Agreement, Landscape Plan, and a resolution to accept a drainage, access and maintenance easement from Palm City GA Homes, LLC.

In addition to approval of the PUD Agreement, Staff is requesting that the Board adopt the resolution approving and accepting the Drainage, Access and Maintenance Easement subject to review of all the documents by the County Attorney's Office.

Reviewed by County Attorney's Office

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. _____

WHEREAS, Palm City GA Homes, LLC, a Florida limited liability company, has agreed to convey a Drainage, Access and Maintenance Easement to Martin County for the Magnolia Ridge of Palm City Planned Unit Development; and

WHEREAS, Sec. 139.31 and 139.32, General Ordinances, Martin County Code require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County.

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

The Martin County Board of County Commissioners hereby accepts and approves a Drainage, Access and Maintenance Easement from Palm City GA Homes, LLC, a Florida limited liability company to Martin County.

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

ATTEST:

MARTIN COUNTY BOARD OF COUNTY
COMMISSIONERS

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

THIS IS NOT A SURVEY
EXHIBIT - "A"

151



MARTIN COUNTY, FLORIDA
VICINITY MAP
NO SCALE

DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT 14 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE WEST LINE OF SAID TRACT 14, WHICH IS 153.48 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 14, THENCE NORTH 00°05'47" EAST, ALONG THE WEST LINE OF TRACT 14 A DISTANCE OF 22.22 FEET TO A (FIELD LOCATED) NORTH TOP OF BANK OF DANFORTH CREEK; THENCE THE SEVEN FOLLOWING COURSES FOLLOW SAID TOP OF BANK: NORTH 69°17'55" EAST, A DISTANCE OF 113.83 FEET; THENCE NORTH 81°04'11" EAST, A DISTANCE OF 101.81 FEET; THENCE NORTH 68°18'07" EAST, A DISTANCE OF 42.97 FEET; THENCE NORTH 71°24'27" EAST, A DISTANCE OF 61.65 FEET; THENCE NORTH 68°20'44" EAST, A DISTANCE OF 49.62 FEET, THENCE NORTH 70°24'01" EAST, A DISTANCE OF 48.19 FEET; THENCE NORTH 58°39'41" EAST, A DISTANCE OF 6.15 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 14; THENCE SOUTH 89°42'56" EAST, ALONG THE NORTH LINE OF SAID TRACT 14 A DISTANCE OF 46.96 FEET TO A POINT THAT IS 227.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 14; THENCE SOUTH 71°23'25" WEST IN A STRAIGHT LINE, AS CALLED OUT AND MADE REFERENCE TO IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 3010, PAGE 322, A DISTANCE OF 473.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,066.21 SQUARE FEET OR 0.162 ACRES, MORE OR LESS.

Michael T. Owen

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

3-11-2020
SIGNATURE DATE

SKETCH & DESCRIPTION OF:
DRAINAGE EASEMENT

PREPARED FOR:

MAGNOLIA RIDGE

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com

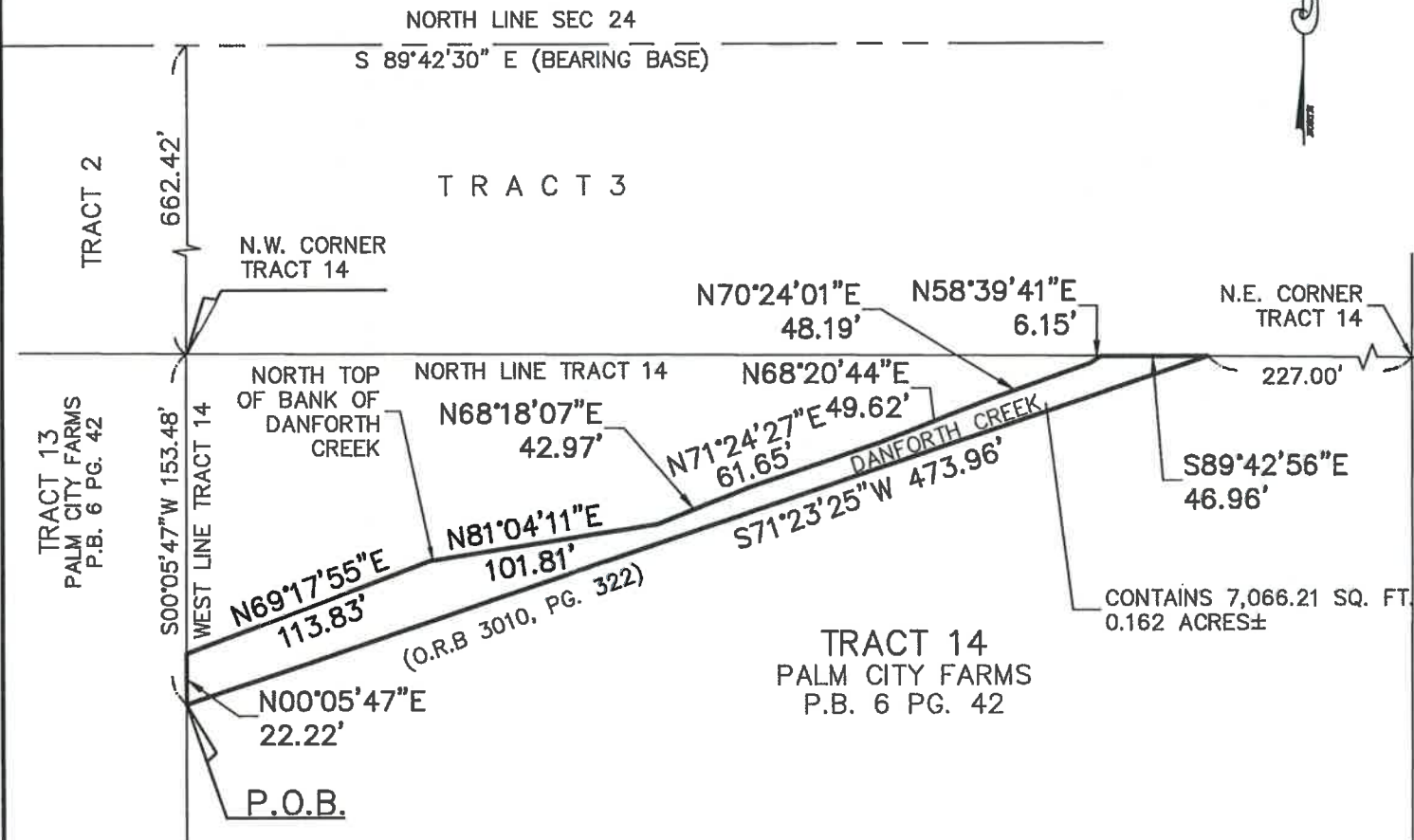


SHEET
1 OF 2

| REVISIONS | NOTE MARKUP EDITS REVISION 1 | 1/10/20 REV 3: ADD TOP OF BANK NOTE |
|-----------|------------------------------|-------------------------------------|
| | EASEMENT CHANGES REV 2 | 3/11/20 REV 5: ADDRESSED COMMENTS |

JOB No. : 18-402 DATE: 3/11/2020 FIELD BOOK: N/A CHECKED BY: MTO
SCALE : AS SHOWN DRAWN BY: FS PAGE: N/A CADD FILE : 18-402 Creek EASEMENT Rev 9.dwg

EXHIBIT - "A"



NOTES:

1. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE "LAND DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. NOT VALID WITHOUT SHEET 1 AND 2.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772)288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SEC 24 HAVING A BEARING OF S 89°42'30" E.

ABBREVIATION LEGEND

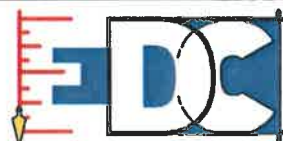
P.O.B. POINT OF BEGINNING
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
SQ. FT. SQUARE FEET

SKETCH & DESCRIPTION OF:
DRAINAGE EASEMENT

PREPARED FOR:

MAGNOLIA RIDGE

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



ENGINEERS & SURVEYORS
ENVIRONMENTAL

F.B.P.E. CERTIFICATE OF AUTHORIZATION 8035
L.B. CERTIFICATE OF AUTHORIZATION 8088

SHEET
2 OF 2

| REVISIONS | NOTE MARKUP EDITS REVISION 1 | 1/10/20 REV 3: ADD TOP OF BANK NOTE |
|-----------|------------------------------|-------------------------------------|
| | EASEMENT CHANGES REV 2 | 3/11/20 REV 5: ADDRESSED COMMENTS |

TABLE OF CONTENTS:

- 1 - TREE INVENTORY PLAN
- 2 - LANDSCAPE PLAN
- 3 - LANDSCAPE AREA / TURF IRRIGATION PLAN
- 4 - PLANT SCHEDULE AREAS / PLANT PICTURES
- 5 - OVERALL PLANT SCHEDULE / SECTIONS
- 6 - DETAILS AND SPECIFICATIONS

GENERAL LANDSCAPE DESIGN STANDARDS:

1. ALL PROPOSED TREES SHALL BE REMOVED FROM THE SITE PRIOR TO THE BEGINS OF A CERTIFICATE OF OCCUPANCY.
2. ALL MATERIAL TO A MINIMUM COMPACTED DEPTH OF THREE INCHES IS REQUIRED FOR ALL PLANTING AREAS WHEN USED TO SUPPLEMENT GROUND COVER. OFFERS MUST HAVE NOT BE USED AS A PLANTING MATERIAL.
3. THE USE OF CYPERUS TALLIS IS PROHIBITED IN ALL LANDSCAPED AREAS.
4. NO USE SHALL BE MADE OF, AND NO DEVELOPMENT ACTIVITY SHALL BE PERMITTED IN, LAND USE BUFFER AND PRESERVE LANDSCAPE AREAS, EXCEPT FOR:
- 4.1. LANDSCAPE AREAS APPROVED AS PART OF THE LANDSCAPE PLAN.
- 4.2. LANDSCAPE AREAS APPROVED FOR OVERHEAD OR UNDERGROUND UTILITIES WHICH CROSS OVER.
- 4.3. COMPLETELY INTERFERED UTILITIES AND EMBANKMENT, SPECIFICALLY APPROVED OVERHEAD UTILITIES WHICH CROSS OVER.
- 4.4. THESE AREAS AND DO NOT INTERFERE WITH THE NATURAL GROWTH OF REQUIRED PLANT MATERIAL.
- 4.5. THESE AREAS, WITH LANDSCAPES NO DEEPER THAN 24 IN., WHICH CAN SUPPORT THE REQUIRED LANDSCAPE MATERIAL.
5. SHORT WATER MANAGEMENT AREAS ARE TO BE MAINTAINED WITH PLANTED NATIVE VEGETATION IN PERMANENT.
6. REQUIRED REMEDIAL BUFFER AREAS SHALL BE INSTALLED NO LATER THAN 60 DAYS AFTER COMPLETION OF ANY SITE CLEARING.

PROTECTION OF REQUIRED LANDSCAPE:

1. ENCROACHMENT INTO REQUIRED BUFFER AREAS AND LANDSCAPED AREAS BY VEHICLES, BOATS, MOBILE HOMES OR TRAILERS IN ALL NOT BE PERMITTED. REQUIRED LANDSCAPED AREAS SHALL NOT BE USED FOR THE STORAGE OR SALE OF MATERIALS OR PRODUCTS OR THE PARKING OF VEHICLES.

MAINTENANCE OF REQUIRED LANDSCAPE:

1. REQUIRED LANDSCAPES SHALL BE MAINTAINED SO AS TO AT ALL TIMES PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. FREE FROM WEEDS, BRANCHES, AND OTHER OBSTRUCTIONS. ALL TREES FOR WHICH CREDIT WAS AWARDED AND EACH SUBSEQUENTLY DO, SHALL BE REPLACED BY THE REQUIRED NUMBER OF STED TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THE PARTIAL COUNTY LANDSCAPE CODE.
2. ALL LANDSCAPES SHALL BE MAINTAINED FREE FROM DEBRIS, PESTS, KILLS AND LITTER. MAINTENANCE SHALL INCLUDE WEEDING, ACCEPTABLE CULTIVATION, PRUNING, FERTILIZATION, AND OTHER NECESSARY MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE CULTIVATION PRACTICES. PERMANENT MAINTENANCE SHALL BE PROVIDED TO PROMOTE THE NEED FOR MAINTENANCE OF NATURAL, EXOTIC TREES WITHIN LANDSCAPES AND PRESERVATION AREAS.
3. REGULAR LANDSCAPE MAINTENANCE SHALL BE PROVIDED FOR REPAIR OR REPLACEMENT, WHERE NECESSARY, OF ANY TREES OR BUFFER AREAS AS SHOWN ON THIS PLAN. REGULAR LANDSCAPE MAINTENANCE SHALL BE PROVIDED FOR THE REPAIR OR REPLACEMENT OF REQUIRED BUFFER AREAS, TREES OR STRUCTURES TO A VISIBLE QUALITY STAND CONFORM TO.

LANDSCAPE PROPOSED IN EASEMENTS:

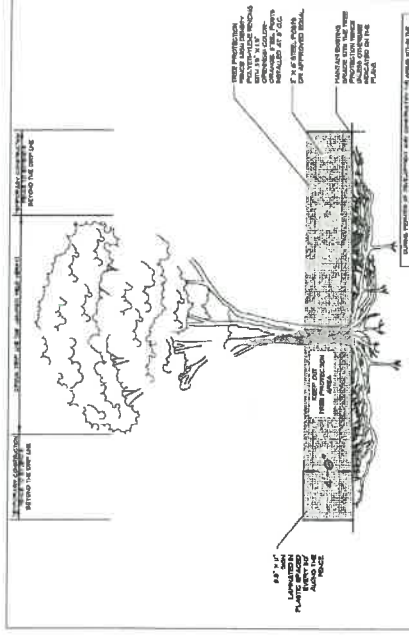
1. LANDSCAPES SHALL BE PERMITTED IN EASEMENTS ONLY WITH THE WRITTEN PERMISSION OF THE ELEMENT HOLDING WRITTEN PERMISSION SHALL SPECIFY THE PARTY RESPONSIBLE FOR REPLACING DAMAGED LANDSCAPE AREAS AND SHALL BE SUBMITTED TO THE COUNTY RECORDS APPLICABLE TO THE SITE.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACING ANY REQUIRED LANDSCAPES IN EASEMENT AREAS THAT MAY BE DISRUPTED BY FUTURE MAINTENANCE.

STORMWATER MANAGEMENT AREA PLANTINGS:

1. STORMWATER MANAGEMENT AREAS ARE TO BE MAINTAINED WITH PLANTED NATIVE VEGETATION IN PERMANENT.

SCREENING OF CONSTRUCTION SITES:

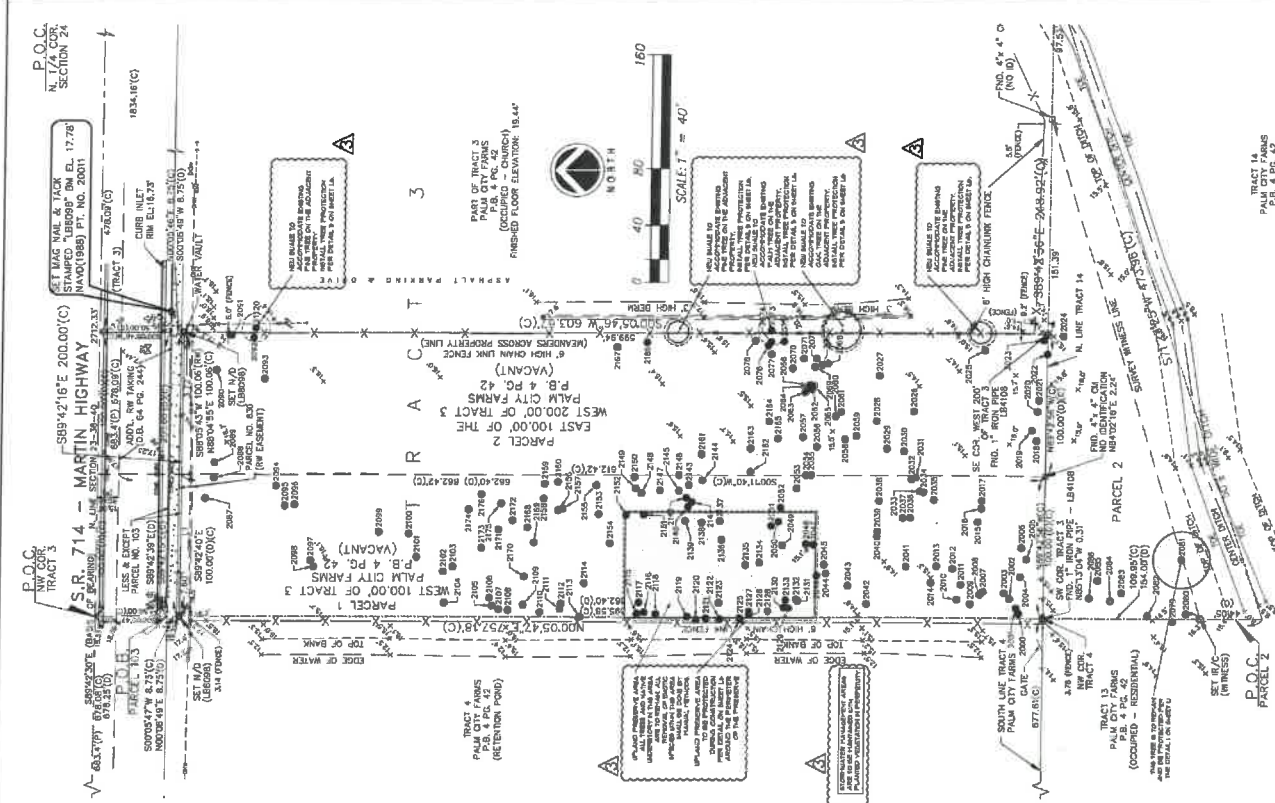
1. THE REQUIRED BUFFER AREAS ARE TO BE INSTALLED NO LATER THAN 60 DAYS AFTER COMPLETION OF ANY SITE CLEARING.
2. ANY IMPROVEMENTS OF THIS REQUIREMENT SHALL BE THE RESPONSIBILITY TO OVERCOME THE PARTICULAR LIMITATIONS OF THE SITE, AND NOT AVOID.



LEGACY FINE TREE PROTECTION

1. LEGACY FINE TREES ARE THOSE TREES THAT ARE 18 INCHES OR GREATER IN DBH, 20 FEET OR GREATER IN HEIGHT, AND ARE OF A SPECIES THAT IS CONSIDERED A LEGACY TREE BY THE COUNTY OF PALM BEACH.

| NUMBER | TREE | DBH (IN) | HEIGHT (FEET) | TRUNK | STATUS | REPLACEMENT | COMMENTS |
|--------|------|----------|---------------|-------|--------|-------------|----------|
| 1 | 1 | 18 | 20 | 1 | 1 | 1 | 1 |
| 2 | 2 | 18 | 20 | 1 | 1 | 1 | 1 |
| 3 | 3 | 18 | 20 | 1 | 1 | 1 | 1 |
| 4 | 4 | 18 | 20 | 1 | 1 | 1 | 1 |
| 5 | 5 | 18 | 20 | 1 | 1 | 1 | 1 |
| 6 | 6 | 18 | 20 | 1 | 1 | 1 | 1 |
| 7 | 7 | 18 | 20 | 1 | 1 | 1 | 1 |
| 8 | 8 | 18 | 20 | 1 | 1 | 1 | 1 |
| 9 | 9 | 18 | 20 | 1 | 1 | 1 | 1 |
| 10 | 10 | 18 | 20 | 1 | 1 | 1 | 1 |
| 11 | 11 | 18 | 20 | 1 | 1 | 1 | 1 |
| 12 | 12 | 18 | 20 | 1 | 1 | 1 | 1 |
| 13 | 13 | 18 | 20 | 1 | 1 | 1 | 1 |
| 14 | 14 | 18 | 20 | 1 | 1 | 1 | 1 |
| 15 | 15 | 18 | 20 | 1 | 1 | 1 | 1 |
| 16 | 16 | 18 | 20 | 1 | 1 | 1 | 1 |
| 17 | 17 | 18 | 20 | 1 | 1 | 1 | 1 |
| 18 | 18 | 18 | 20 | 1 | 1 | 1 | 1 |
| 19 | 19 | 18 | 20 | 1 | 1 | 1 | 1 |
| 20 | 20 | 18 | 20 | 1 | 1 | 1 | 1 |
| 21 | 21 | 18 | 20 | 1 | 1 | 1 | 1 |
| 22 | 22 | 18 | 20 | 1 | 1 | 1 | 1 |
| 23 | 23 | 18 | 20 | 1 | 1 | 1 | 1 |
| 24 | 24 | 18 | 20 | 1 | 1 | 1 | 1 |
| 25 | 25 | 18 | 20 | 1 | 1 | 1 | 1 |
| 26 | 26 | 18 | 20 | 1 | 1 | 1 | 1 |
| 27 | 27 | 18 | 20 | 1 | 1 | 1 | 1 |
| 28 | 28 | 18 | 20 | 1 | 1 | 1 | 1 |
| 29 | 29 | 18 | 20 | 1 | 1 | 1 | 1 |
| 30 | 30 | 18 | 20 | 1 | 1 | 1 | 1 |
| 31 | 31 | 18 | 20 | 1 | 1 | 1 | 1 |
| 32 | 32 | 18 | 20 | 1 | 1 | 1 | 1 |
| 33 | 33 | 18 | 20 | 1 | 1 | 1 | 1 |
| 34 | 34 | 18 | 20 | 1 | 1 | 1 | 1 |
| 35 | 35 | 18 | 20 | 1 | 1 | 1 | 1 |
| 36 | 36 | 18 | 20 | 1 | 1 | 1 | 1 |
| 37 | 37 | 18 | 20 | 1 | 1 | 1 | 1 |
| 38 | 38 | 18 | 20 | 1 | 1 | 1 | 1 |
| 39 | 39 | 18 | 20 | 1 | 1 | 1 | 1 |
| 40 | 40 | 18 | 20 | 1 | 1 | 1 | 1 |
| 41 | 41 | 18 | 20 | 1 | 1 | 1 | 1 |
| 42 | 42 | 18 | 20 | 1 | 1 | 1 | 1 |
| 43 | 43 | 18 | 20 | 1 | 1 | 1 | 1 |
| 44 | 44 | 18 | 20 | 1 | 1 | 1 | 1 |
| 45 | 45 | 18 | 20 | 1 | 1 | 1 | 1 |
| 46 | 46 | 18 | 20 | 1 | 1 | 1 | 1 |
| 47 | 47 | 18 | 20 | 1 | 1 | 1 | 1 |
| 48 | 48 | 18 | 20 | 1 | 1 | 1 | 1 |
| 49 | 49 | 18 | 20 | 1 | 1 | 1 | 1 |
| 50 | 50 | 18 | 20 | 1 | 1 | 1 | 1 |
| 51 | 51 | 18 | 20 | 1 | 1 | 1 | 1 |
| 52 | 52 | 18 | 20 | 1 | 1 | 1 | 1 |
| 53 | 53 | 18 | 20 | 1 | 1 | 1 | 1 |
| 54 | 54 | 18 | 20 | 1 | 1 | 1 | 1 |
| 55 | 55 | 18 | 20 | 1 | 1 | 1 | 1 |
| 56 | 56 | 18 | 20 | 1 | 1 | 1 | 1 |
| 57 | 57 | 18 | 20 | 1 | 1 | 1 | 1 |
| 58 | 58 | 18 | 20 | 1 | 1 | 1 | 1 |
| 59 | 59 | 18 | 20 | 1 | 1 | 1 | 1 |
| 60 | 60 | 18 | 20 | 1 | 1 | 1 | 1 |
| 61 | 61 | 18 | 20 | 1 | 1 | 1 | 1 |
| 62 | 62 | 18 | 20 | 1 | 1 | 1 | 1 |
| 63 | 63 | 18 | 20 | 1 | 1 | 1 | 1 |
| 64 | 64 | 18 | 20 | 1 | 1 | 1 | 1 |
| 65 | 65 | 18 | 20 | 1 | 1 | 1 | 1 |
| 66 | 66 | 18 | 20 | 1 | 1 | 1 | 1 |
| 67 | 67 | 18 | 20 | 1 | 1 | 1 | 1 |
| 68 | 68 | 18 | 20 | 1 | 1 | 1 | 1 |
| 69 | 69 | 18 | 20 | 1 | 1 | 1 | 1 |
| 70 | 70 | 18 | 20 | 1 | 1 | 1 | 1 |
| 71 | 71 | 18 | 20 | 1 | 1 | 1 | 1 |
| 72 | 72 | 18 | 20 | 1 | 1 | 1 | 1 |
| 73 | 73 | 18 | 20 | 1 | 1 | 1 | 1 |
| 74 | 74 | 18 | 20 | 1 | 1 | 1 | 1 |
| 75 | 75 | 18 | 20 | 1 | 1 | 1 | 1 |
| 76 | 76 | 18 | 20 | 1 | 1 | 1 | 1 |
| 77 | 77 | 18 | 20 | 1 | 1 | 1 | 1 |
| 78 | 78 | 18 | 20 | 1 | 1 | 1 | 1 |
| 79 | 79 | 18 | 20 | 1 | 1 | 1 | 1 |
| 80 | 80 | 18 | 20 | 1 | 1 | 1 | 1 |
| 81 | 81 | 18 | 20 | 1 | 1 | 1 | 1 |
| 82 | 82 | 18 | 20 | 1 | 1 | 1 | 1 |
| 83 | 83 | 18 | 20 | 1 | 1 | 1 | 1 |
| 84 | 84 | 18 | 20 | 1 | 1 | 1 | 1 |
| 85 | 85 | 18 | 20 | 1 | 1 | 1 | 1 |
| 86 | 86 | 18 | 20 | 1 | 1 | 1 | 1 |
| 87 | 87 | 18 | 20 | 1 | 1 | 1 | 1 |
| 88 | 88 | 18 | 20 | 1 | 1 | 1 | 1 |
| 89 | 89 | 18 | 20 | 1 | 1 | 1 | 1 |
| 90 | 90 | 18 | 20 | 1 | 1 | 1 | 1 |
| 91 | 91 | 18 | 20 | 1 | 1 | 1 | 1 |
| 92 | 92 | 18 | 20 | 1 | 1 | 1 | 1 |
| 93 | 93 | 18 | 20 | 1 | 1 | 1 | 1 |
| 94 | 94 | 18 | 20 | 1 | 1 | 1 | 1 |
| 95 | 95 | 18 | 20 | 1 | 1 | 1 | 1 |
| 96 | 96 | 18 | 20 | 1 | 1 | 1 | 1 |
| 97 | 97 | 18 | 20 | 1 | 1 | 1 | 1 |
| 98 | 98 | 18 | 20 | 1 | 1 | 1 | 1 |
| 99 | 99 | 18 | 20 | 1 | 1 | 1 | 1 |
| 100 | 100 | 18 | 20 | 1 | 1 | 1 | 1 |





| DESIGN OPTIONS | | Points |
|----------------|---|-----------|
| a. | Utilization of available existing vegetation other than into water sensitive biotope. | - |
| b. | Flats surfaced with low permeable and high water storage zones indicated on the landscape plan. | 8 |
| c. | Twenty five percent to 50 percent of the green areas are made up of drought tolerant grass species from the list. | - |
| d. | Fifty five percent or more of the green areas are made up of drought tolerant grass species from the list. | 10 |
| e. | Twenty five percent to 50 percent of the required shrub and/or climber species from the list. | - |
| f. | Fifty five percent or more of the required shrub and/or climber species from the list. | 10 |
| g. | Twenty five percent to 50 percent of the required trees are made up of drought tolerant species from the list. | - |
| h. | Fifty five percent or more of the required trees are made up of drought tolerant species from the list. | 10 |
| i. | Twenty five percent more than the required shade trees planted in the vehicular use zone | - |
| j. | Twenty five percent more than the required shade trees planted in the vehicular use zone | - |
| k. | Four areas have trees 30 percent of the total landscaped areas. | 4 |
| l. | Twenty five percent or more of the required shade trees are planted in the vehicular use zone. | 10 |
| m. | Utilization of drought tolerant shrub and/or climber species from the list. | 8 |
| n. | Utilization of native plant species in waterway retention areas, other than just grass or soil. As permitted in Division 9 of Annex 4, LDR. | - |
| | Total Points | 90 |

LAND-USE REQUIREMENTS FOR THE SINGLE FAMILY, PROPOSED:

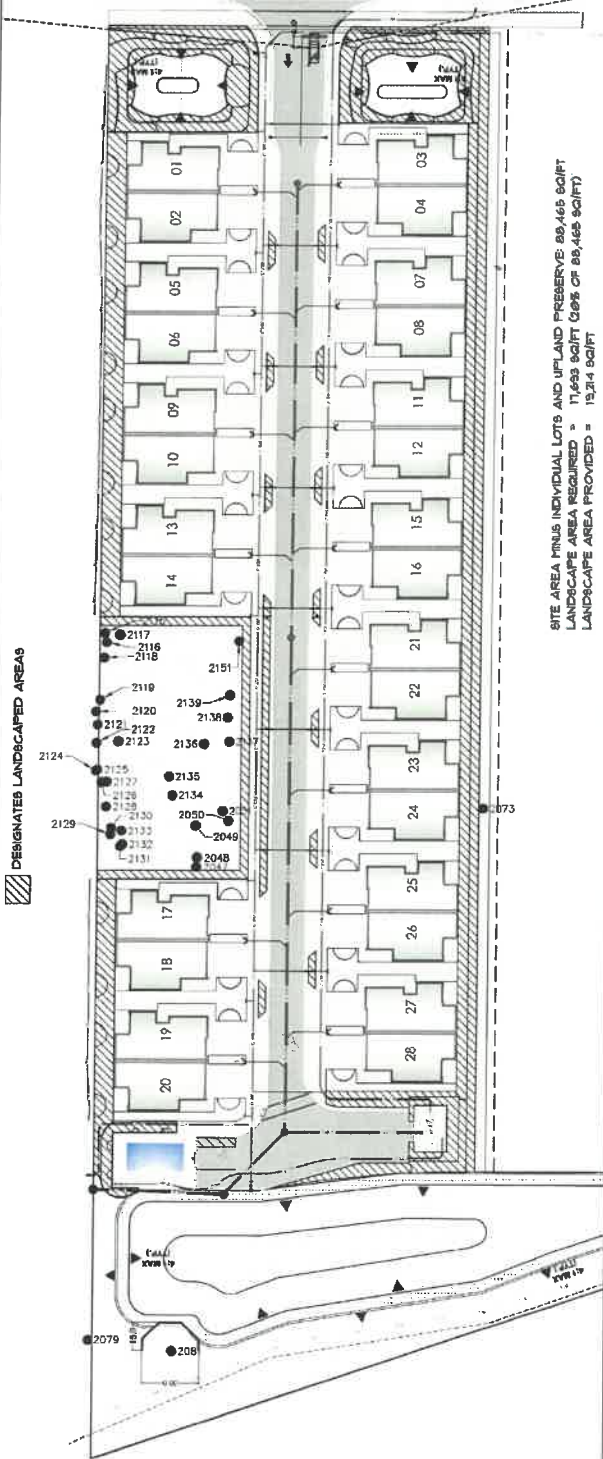
EACH PROPERTY IS 800' 11"40" SOUTH
1' TREE IS REQUIRED PER ACRE
28 TREES REQUIRED
28 TREES PROPOSED

LANDSCAPE REQUIREMENTS FOR THE SINGLE FAMILY PROPOSED:

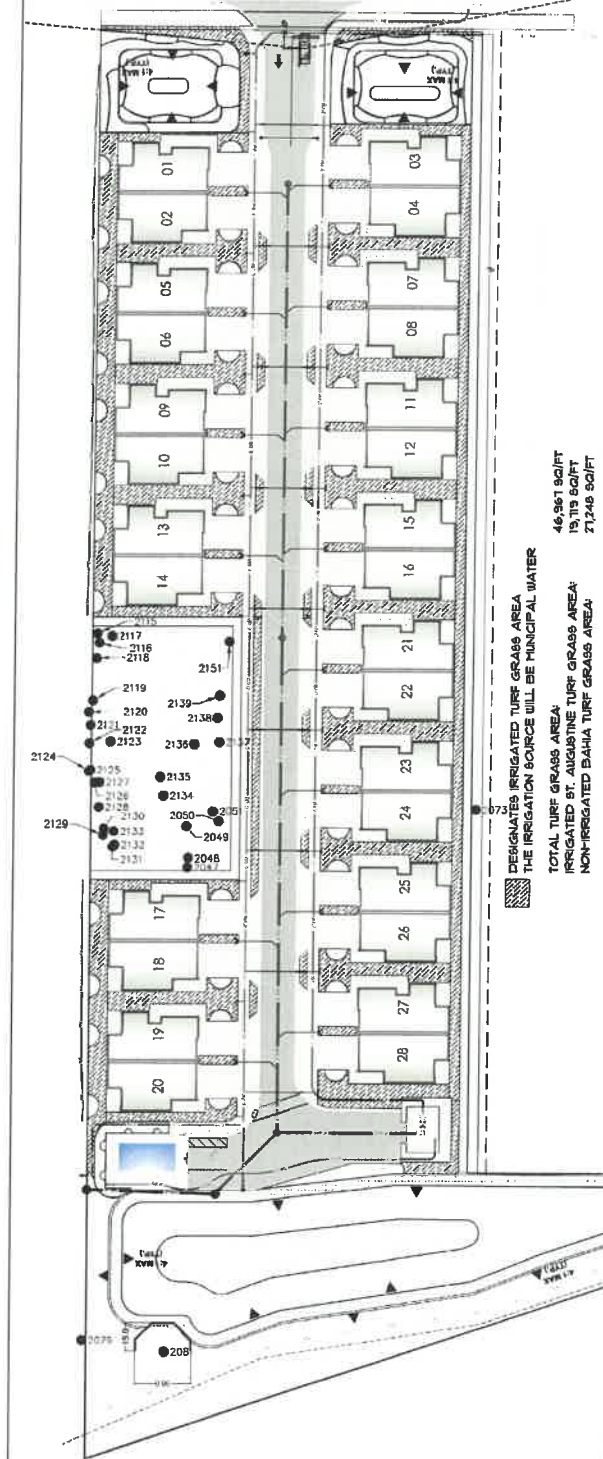
OVERALL SITE AREA 100,517 SQFT (2.31 ACRE)
AREA OF INDIVIDUAL LOTS 19,543 SQFT
AREA OF UPLAND PRESERVE 3,939 SQFT
FORESTED AREA 14,548 SQFT
LOT1 AND UPLAND PRESERVE 88,449 SQFT

1' TREE PER 3,000 SQFT
LANDSCAPE AREA REQUIRED: 17,548 SQFT (0.40 ACRE)
LANDSCAPE AREA PROVIDED: 19,543 SQFT (INCLUDING TREE GRASS, REFER TO L3 FOR A UPLAND PRESERVE AREA)
28 UPLAND PRESERVE TREES TO REMAIN
1 PLANT TREE TO REMAIN AT THE SOUTHWEST CORNER OF THE PROPERTY.

| | |
|--------------------------------|-----|
| DEBATE TIME CREDIT | |
| EAST SUPPORTS AT 1 CREDIT EACH | 82 |
| WEST PROPERTY LINE | 10 |
| NORTH BURNER | 26 |
| FOUR TREES AT 1 CREDIT EACH | 36 |
| FOUR TREES AT 2 CREDITS EACH | 9 |
| SOUTH BURNER | 19 |
| THREE TREES AT 1 CREDIT EACH | 10 |
| 5 TREES AT 8 CREDIT EACH | 250 |
| TOTAL PROPOSED TREE CREDIT | 453 |
| TREE CREDIT REQUIRED | |








































LANDSCAPED AREA PLAN



IRRIGATED TURF AREA PLAN

PLANT SCHEDULE EAST BUFFER

| ITEM# | SYMBOL | DESCRIPTION | QTY | UNIT | REMARKS | DATE | STATUS | NOTES |
|-------|---|----------------------|-----|------|---------|--------|--------|--------|
| 1 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 2 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 3 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 4 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 5 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 6 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 7 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 8 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 9 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 10 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 11 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 12 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 13 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 14 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 15 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 16 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 17 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 18 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 19 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 20 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 21 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 22 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 23 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 24 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 25 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 26 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 27 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 28 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 29 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 30 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 31 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 32 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 33 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 34 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 35 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 36 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |
| 37 |  | ASBESTOS REMEDIATION | 1 | YD | 100 YD | 100 YD | 100 YD | 100 YD |

PLANT SCHEDULE INDIVIDUAL PROPERTIES

[illegible]


PLANT SCHEDULE REMAINDER OF SITE

[illegible]

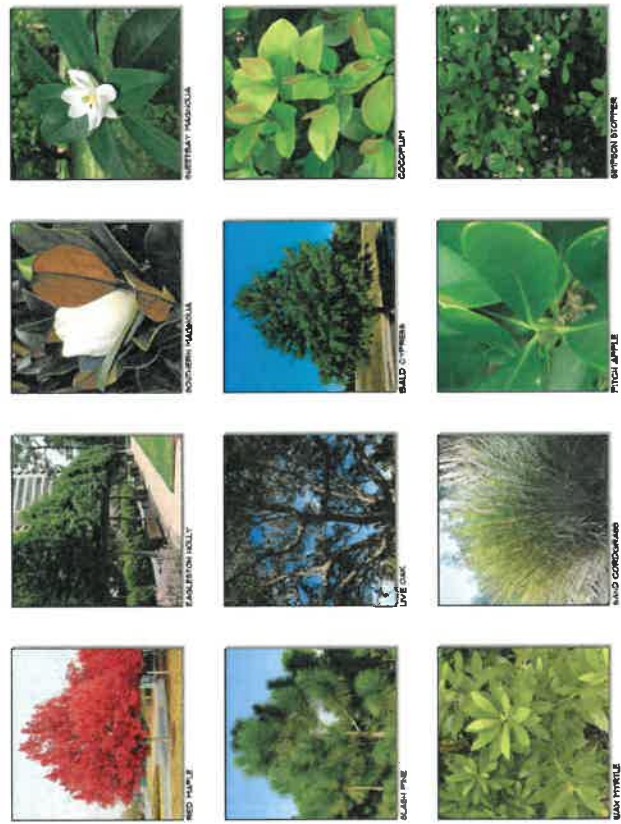
MAGNOLIA RIDGE OF PALM CITY
Landscape Plan
Martin County, FL

Sheet
74
Plant Schedule /
Plant Pictures

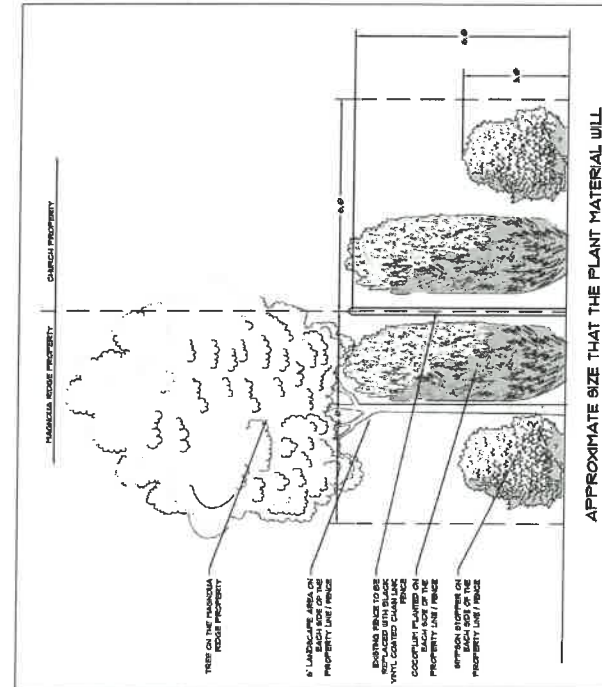
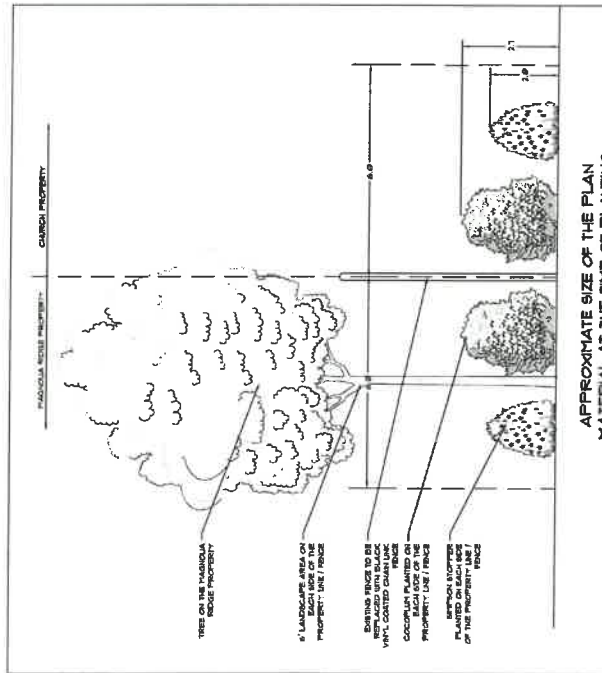
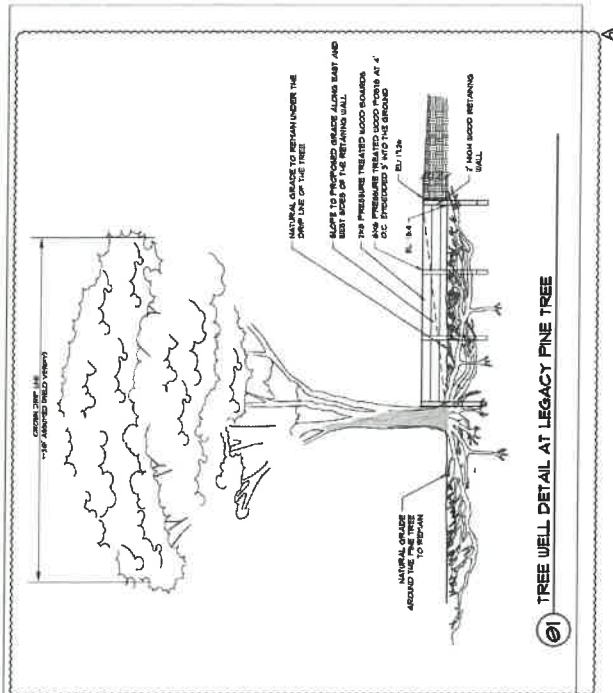
Martin County, FL



Michael Flough
LANDSCAPE ARCHITECT



PLANT SCHEDULE ENTIRE PROJECT

[illegible]

APPROXIMATE SIZE OF THE PLAN MATERIAL AT THE TIME OF PLANTING

EAST BUFFER SECTIONS

APPROXIMATE SIZE THAT THE PLANT MATERIAL WILL BE MAINTAINED AT ONCE GROWN

NOT TO SCALE

116. MAINTAINING SOIL PH: MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR SLIGHTLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR SLIGHTLY ACIDIC RANGE TO THRIVE.
117. ADDING ORGANIC MATTER REGULARLY: WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
118. COATING PLANTS WITH A LAYER OF SOIL PH: THIS METHOD OF MAINTAINING PH WILL NOT WORK.
119. ADDING ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
120. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.
121. CONTAINER PLANTS:
 - 121.1. GRANT USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
 - 121.2. WATER PLANTS WITH WATER, NOT FERTILIZER, WATER. WATER THE PLANTS IN THE GROUND DURING SUMMER MONTHS. HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.
 - 121.3. COLD PROTECTION:
 - 121.3.1. COVER SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
 - 121.3.2. COVER THE PLANTS AT DARK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS DURING THE DAY.

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MAGNOLIA RIDGE OF PALM CITY

PLANNED UNIT DEVELOPMENT ZONING AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2020, by and between PALM CITY GA HOMES, LLC, a Florida limited liability company, hereinafter referred to as OWNER, and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, OWNER is the fee simple title holder of the property situated in Martin County, Florida, and more particularly described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, it is the desire of OWNER to develop a Planned Unit Development (hereinafter sometimes referred to as PUD) to be known as Magnolia Ridge of Palm City consisting of: a maximum of twenty-eight townhome units, together with a clubhouse, detention area, landscaping and other improvements and amenities, all as more particularly shown on the Master/Final site plan attached hereto; and

WHEREAS, Magnolia Ridge of Palm City Homeowners' Association, Inc., a Florida corporation not-for-profit, hereinafter referred to as ASSOCIATION, will be formed to provide for the maintenance of the roads, streets, rights-of-way, and common areas within Magnolia Ridge of Palm City; and

WHEREAS, this type of consolidated development is permitted in Martin County subject to a PUD Zoning Agreement; and

WHEREAS, it is the desire of the COUNTY to encourage this form of development, to prevent and discourage urban sprawl, promote compatible, consistent, and effective usage of land within the COUNTY's primary urban service district, to protect, preserve, and manage natural resources, and to implement the COUNTY's growth management plans.

NOW, THEREFORE, the parties do hereby agree as follows:

1. UNIFIED CONTROL

The OWNER hereby warrants that it has, as a result of fee simple ownership, unified ownership of all real property included in this PUD. Documents certifying title are attached hereto and incorporated herein as Exhibit B. A Covenant of Unified Control by the OWNER is attached hereto and incorporated herein as Exhibit C.

2. DEVELOPMENT

The OWNER agrees that this PUD will be undertaken and carried out in accordance with the following:

- 2.1 The Master/Final site plan approved by the COUNTY, a copy of which is attached hereto as Exhibit D and by reference made a part hereof. Approval of the Master/Final site plan shall authorize the OWNER to submit a subdivision plat in accordance with the terms and conditions of the approved Master/Final site plan.
- 2.2 The subdivision plat to be approved by the COUNTY shall be in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.
- 2.3 The Timetable for Development as shown in Exhibit E, attached hereto and by reference made a part hereof.
- 2.4 The conditions and requirements agreed to by the COUNTY and the OWNER as set forth in Exhibit F, attached hereto and by reference made a part hereof.

- 2.5 Permits and authorizations granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

3. VESTED RIGHTS

The OWNER shall have the right to develop the PUD in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this PUD Agreement, the approved Master/Final site plan and the subdivision plat, hereinafter sometimes collectively referred to as development orders.

4. COMMON AREAS, COVENANTS, CONDITIONS AND RESTRICTIONS

- 4.1 The OWNER shall create a Declaration of Covenants, Conditions and Restrictions for Magnolia Ridge of Palm City, hereinafter the Covenants and Restrictions, which shall be submitted as part of the application for the subdivision plat. A copy of the Covenants and Restrictions shall be recorded at the time of the recording of the subdivision plat. As part of said Covenants and Restrictions, the ASSOCIATION shall be established for the maintenance, operation and management of the common areas as defined therein. The common areas of the PUD shall be designated as such and shown on the approved Master/Final site plan and subdivision plat. The Covenants and Restrictions shall be in conformity with such laws, ordinances and regulations as may be in effect at the time of the approval of the subdivision plat.
- 4.2 Except for conveyances to governmental entities, it shall be deemed a breach of this PUD Agreement for any land to be conveyed by the OWNER by way of an instrument which does not contain the Covenants and Restrictions or incorporate them by reference thereto.
- 4.3 The ASSOCIATION shall not be dissolved nor shall it dispose of any common areas, by sale or otherwise, except to an organization conceived and organized to own and maintain the common areas, without first receiving approval of the COUNTY. The COUNTY, as a condition precedent to the dissolution or disposal of the common areas, may require

dedication of the common open areas, utilities or road rights-of-way to the public as are deemed necessary.

- 4.4 In the event that the COUNTY determines that the ASSOCIATION, or any successor organization, has failed at any time to maintain the common areas of the PUD in reasonable order and condition in accordance with the approved development orders and applicable laws, ordinances, and regulations, then the COUNTY shall serve written notice by certified mail, return receipt requested, upon such organization and upon each owner of real property within the PUD, which notice shall set forth the manner in which the organization has failed to maintain the common areas in reasonable order and condition, and shall demand that such failure be remedied within thirty (30) days of the sending of such notice or, in the alternative, that such organization appear before the COUNTY at a specified time (at least ten (10) days but not more than thirty (30) days after the sending of such notice) either to contest the alleged failure to maintain the common areas or to show cause why it cannot remedy such failure within the thirty (30) day period. If such failure has not been remedied within the thirty (30) day period or such longer period as the COUNTY may allow, then the COUNTY, in order to preserve the taxable values of the real property within the PUD and to prevent the common areas from becoming a public nuisance, shall hold a public hearing to consider the advisability of the COUNTY entering upon such common areas and maintaining them for a period of one (1) year. Notice of such hearing shall be sent by certified mail, return receipt requested, to the organization involved and to each owner of real property within the PUD and shall be published in a newspaper of general circulation published in Martin County, Florida. Such notice shall be sent and published at least fifteen (15) days in advance of the hearing. At such hearing, the COUNTY may determine that it is advisable for the COUNTY to enter upon such common areas, take non-exclusive

possession of them and maintain them, according to COUNTY standards, for one (1) year. Such entry, possession and maintenance shall not be deemed a trespass when done in accordance with the procedures set forth above. In no event shall any such entry, possession and maintenance be construed to give the public or the COUNTY any right to use the common areas.

- 4.5 The COUNTY may, upon public hearing with notice given and published in the same manner as above, return possession and maintenance of such common areas to the organization, or successor organization, abandon such possession and maintenance, or continue such possession and maintenance for an additional one (1) year period. The cost of such maintenance by the COUNTY shall be assessed ratably against the real properties within the PUD, the owners of which have the right to the use and enjoyment of the Common Areas and shall become a charge or lien on said properties if not paid within thirty (30) days after the receipt of a statement therefor.

5. DESTRUCTION

In the event that all or a portion of the PUD should be destroyed by a storm, fire, or other common disaster, the OWNER, its grantees, successors or assigns and/or the ASSOCIATION, shall have the right to rebuild and/or repair so long as there is strict compliance with the approved Master/Final site plan and subdivision plat.

6. CHANGE OR AMENDMENT

There shall at all times be a strict adherence to the provisions of the PUD Agreement and the approved development orders. Any change or amendment to the PUD Agreement and/or the approved development orders shall only be made in accordance with Section 10.15, Amendments to Approved Development Orders, Land Development Regulations, Martin County, Fla. (2019) ("LDRs").

7. BREACH OF AGREEMENT

- 7.1 Development of Magnolia Ridge of Palm City PUD shall at all times be in compliance with the PUD Agreement and the approved development orders. Failure to comply with a development order may result in the suspension of that development order, the cessation of COUNTY processing of all applications for development on the subject property and any associated phases, or termination of the development order pursuant to Section 10.14.G., Failure to Comply with Conditions of an Approved Development Order, LDRs.
- 7.2 Any person, including the Board of County Commissioners, hereinafter sometimes referred to as Board, or any member of the Board of County Commissioners, may file a complaint with the county administrator alleging that a development order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred. In the event that such a complaint is filed, it shall be addressed as set forth in Section 10.14.G., Failure to Comply with Conditions of an Approved Development Order, LDRs.
- 7.3 The above provisions shall not be interpreted to provide an exclusive remedy, and COUNTY may pursue any appropriate remedy at law or equity in the event OWNER or his successors in interest fail to abide by the provisions of this PUD Agreement.

8. JURISDICTION

This PUD Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this PUD Agreement shall be instituted in Martin County, Florida.

9. SUCCESSORS AND ASSIGNS

This PUD Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns and personal representatives.

10. NOTICE

Any notice, request, demand, consent, approval, or other communication required or permitted by this PUD Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; or (iv) mailed by regular U.S. mail. For purposes of notice, the addressees are as follows:

OWNER: Palm City GA Homes, LLC
Attn: Robert Johns
1900 NE 16th Terrace
Ft. Lauderdale, Florida 33305

With required copy to:
Fox McCluskey Bush Robison, PLLC
Attn: Tyson J. Waters, Esq.
3461 SE Willoughby Boulevard
Stuart, Florida 34994

COUNTY: County Administrator
Martin County
2401 S.E. Monterey Road
Stuart, Florida 34996

With required copy to:
County Attorney
Martin County
2401 S.E. Monterey Road
Stuart, Florida 34996

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

11. ENTIRE AGREEMENT

This PUD Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained

herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this PUD Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

12. SEVERABILITY

If any term or provision of this PUD Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this PUD Agreement, then the application of such term or provision to persons or circumstances other than those as to which its held invalid or unenforceable shall not be affected, and every other term and provision of this PUD Agreement shall be deemed valid and enforceable to the extent permitted by law.

13. STATUTORY REFERENCES

Any references to laws, ordinances, codes or other regulations shall include amendments to such laws, ordinances, codes or other regulations.

14. ADEQUATE PUBLIC FACILITIES EVALUATION

OWNER has demonstrated compliance with the requirements of Section 5.32.D., Procedures to Obtain a Certificate of Public Facilities Reservation, LDRs, and accordingly, the approval of this PUD Agreement shall constitute the issuance of a Certificate of Public Facilities Reservation.

IN WITNESS WHEREOF, the parties hereto have caused this PUD Agreement to be made and entered into the day and year first written. The date of this PUD Agreement shall be the date on which this PUD Agreement was approved by the Board of County Commissioners.

OWNER

Witnesses

PALM CITY GA HOMES, LLC, a Florida limited liability company

Print Name: _____

By: Robert Johns
Its: Manager

Print Name: _____

ADDRESS: 1900 NE 16th Terrace
Ft. Lauderdale, Florida 33305

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2020, by Robert Johns, as Manager of Palm City GA, LLC, a Florida limited liability company, on behalf of said company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2020.

(NOTARIAL STAMP)

Notary Public
My commission expires:

COUNTY

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ATTEST:

CAROLYN TIMMANN
Clerk of the Circuit Court and Comptroller

By: _____
Harold E. Jenkins II, Chairman

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

(COMMISSION SEAL)

KRISTA A. STOREY
Senior Assistant County Attorney

Pursuant to Sec. 695.26, F.S.
Prepared by:
Tyson J. Waters, Esq.
Fox McCluskey Bush Robison, PLLC
3461 SE Willoughby Boulevard
Stuart, Florida 34994

EXHIBIT A

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 a 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 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 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; then run East along the North line of said Tract 14 to a point that is 227 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.

EXHIBIT B

OWNERSHIP CERTIFICATE

I, Tyson J. Waters, a member of the Florida Bar, hereby certify that the record title to the property described in Exhibit A to the Planned Unit Development Zoning Agreement dated the _____ day of _____, 2020 by and between PALM CITY GA HOMES, LLC, and MARTIN COUNTY, is in the ownership of Palm City GA Homes, LLC.

Dated this _____ day of _____, 2020.

Florida Bar # 486566

Name: Tyson J. Waters

Address: 3461 SE Willoughby Blvd.
Stuart, Florida 34994

EXHIBIT C

UNIFIED CONTROL

The undersigned, being the OWNER of the property described in Exhibit A, to the Planned Unit Development Zoning Agreement (PUD) dated the _____ day of _____, 2020 between PALM CITY GA HOMES, LLC, and COUNTY, does hereby covenant and agree that: (i) the property described in Exhibit A shall be held under single ownership, and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety; provided, however that individual subdivision lots or fully constructed condominium units, if any, may be conveyed to individual purchasers in accordance with and subject to the terms and conditions of the PUD Agreement.

In addition, the following conveyances shall be permitted:

1. Common elements, common open areas and developed recreation areas, if any, may be conveyed to a property owners' association or other legal entity so long as such conveyance shall be subject to the express restriction that the subject property will never be used for any purpose other than as common elements, common open areas or developed recreation areas as applicable.
2. Other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners of Martin County, Florida may deem appropriate.

Nothing herein contained shall limit, in any manner, the undersigned, or their successors or assigns, to mortgage or encumber the property or any part thereof.

The undersigned further agrees that the conditions, restrictions and limitations contained herein shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Board of County Commissioners of Martin County, Florida.

The undersigned further agrees that this instrument may be recorded in the public records of Martin County, Florida.

IN WITNESS WHEREOF, the OWNER hereto has executed these presents on the date indicated below.

OWNER

Witnesses

PALM CITY GA HOMES, LLC, a Florida limited liability company

Print Name: _____

By: Robert Johns

Its: Manager

Print Name: _____

ADDRESS: 1900 NE 16th Terrace
Ft. Lauderdale, Florida 33305

DATE: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2020, by Robert Johns, as Manager of Palm City GA, LLC, a Florida limited liability company, on behalf of said company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2020.

(NOTARIAL STAMP)

Notary Public

My commission expires:

EXHIBIT D

Master/Final site plan as approved by Martin County Board of County Commissioners to be attached as Exhibit D.

EXHIBIT E

TIMETABLE FOR DEVELOPMENT

- A. This development shall be constructed in accordance with this timetable of development. This development shall be constructed in one phase.
- B. All building permits for Magnolia Ridge of Palm City PUD infrastructure must be obtained within one (1) year of the Master/Final site plan approval.
- C. The construction of the infrastructure of the Magnolia Ridge of Palm City project must be completed within two (2) years of the Master/Final site plan approval.
- D. Construction of site amenities, including the community pool with patio and mulched path, shall be completed prior to the issuance of the first (1st) certificate of occupancy, excluding certificates of occupancy or comparable approvals for temporary model homes or temporary sales offices.
- E. The core infrastructure improvements, consisting of the required stormwater management system, the NPDES components, the roads, adequate fire protection and utilities, must be substantially complete, as determined by the County Engineer, prior to the issuance of any building permits. Sidewalks must be constructed prior to the issuance of any certificate of occupancy.

EXHIBIT F

SPECIAL CONDITIONS

1. COMPLIANCE REQUIREMENTS

The Magnolia Ridge of Palm City PUD shall comply with all requirements of the Martin County Comprehensive Growth Management Plan. Unless specifically provided for within this PUD Agreement or set forth on the Master/Final site plan, the Magnolia Ridge of Palm City PUD shall comply with all requirements of the General Ordinances and Land Development Regulations of the Martin County Code.

2. DRAINAGE/STORMWATER MANAGEMENT

- A. It shall be the OWNER'S sole responsibility to obtain the necessary drainage/stormwater management permits from the South Florida Water Management District (SFWMD). In no event shall COUNTY bear the responsibility for aiding the OWNER in obtaining permits from the SFWMD or funding the improvements necessary to develop the Magnolia Ridge of Palm City PUD.
- B. In order to ensure that the PUD's drainage/stormwater management system functions as designed and permitted in perpetuity, OWNER shall maintain the PUD's drainage/stormwater management system according to the Stormwater Management System Maintenance Plan. The Maintenance Plan will provide that the OWNER shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and offsite as approved by COUNTY in order to assure it functions as intended and approved. Neither COUNTY nor the SFWMD shall have any responsibility in maintaining the system.

3. ENDANGERED SPECIES

- A. In the event that it is determined that any representative plant or animal species of regional concern is resident on or otherwise is significantly dependent upon Magnolia Ridge of Palm City PUD, the OWNER shall cease all activities which might negatively affect that individual or population and immediately notify Martin County, the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS). Construction may resume when proper protection, to the satisfaction of all agencies, is provided by the OWNER.
- B. Gopher Tortoises – In Florida, gopher tortoises are protected as a Threatened Species. No land clearing or construction shall occur until all tortoises which will be impacted are relocated to upland preservation areas or off-site. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated. Once the tortoise(s) have been safely relocated, equipment operation can resume.

C. Endemic Species - All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow.

D. Relocation of Tortoises - If the number of tortoises exceeds the carrying capacity of the remaining natural area, the Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. Every attempt shall be made to relocate within Martin County.

4. HAULING OF FILL

The OWNER agrees not to haul any fill off of the site of the Magnolia Ridge of Palm City PUD. The OWNER shall also comply with all COUNTY excavation and fill regulations.

5. TEMPORARY MODELS

Temporary model units with interim necessary access road, parking and utilities will be allowed on-site for purposes of sales presentation. Temporary model units must be consistent with the approved Master/Final site plan. Models may be used for the sale of residential units within the PUD until such time as ninety percent (90%) of the residential units have been issued certificates of occupancy.

6. RETENTION OF NATIVE VEGETATION

Clearing of native vegetation shall be limited to that which is shown on the approved clearing plans for the Magnolia Ridge of Palm City PUD.

7. SCHOOL IMPACT

The OWNER has obtained a letter of "No Objection" from the Martin County School Board for the residential units within the Magnolia Ridge of Palm City PUD.

8. SUSTAINABLE DESIGN STANDARDS

The following sustainable standards have been incorporated into the design of the Master/Final site plan for the Magnolia Ridge of Palm City PUD.

- A. Pedestrian walkways shall provide linkage to natural and man made open spaces and recreation areas, wherever possible and as shown on the Master/Final Site Plan.
- B. Every effort shall be made to provide monuments, focal points and places for gathering within the community, such as the pool indicated on the Master/Final site plan.
- C. "Streetscaping", including shade trees along walkways and the access roads, shall be added to avoid the "sea of asphalt" and "line of cars" effect and to provide a more meaningful balance between green spaces and dwellings.
- D. The project will use desiduous trees and landscape species to enhance the look and feel of the community.

9. TEMPORARY CONSTRUCTION OFFICE

The OWNER may establish and maintain on the property a temporary construction office in a location approved by the Growth Management Department Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy. Security in a form acceptable to the County Attorney for the removal of the construction office shall be supplied to the COUNTY.

10. TEMPORARY SALES OFFICE

The OWNER may establish and maintain on the property a temporary sales office in a location approved by the Growth Management Department Director during the period that the property is being developed and until the issuance of the last certificate of occupancy. Security in a form acceptable to the County Attorney for the removal of the sales office shall be supplied to the COUNTY.

11. TIME SHARING OR INTERVAL OWNERSHIP PROHIBITED

The units to be constructed within the Magnolia Ridge of Palm City PUD shall not be sold nor shall title be conveyed or transferred on the basis of time sharing or interval ownership.

12. USES AND DEVELOPMENT STANDARDS

- A. The following setbacks shall apply within the Magnolia Ridge of Palm City PUD: (a) zero-foot (0') rear setback; (b) twenty-foot (20') front setback; (c) forty-foot (40') centerline setback; (d) five-foot (5') side yard setback on one side and (e) zero-foot (0') setback on the opposite side of the applicable parcel.
- B. A building separation requirement of ten feet (10') shall apply to all structures within the Magnolia Ridge of Palm City PUD.
- C. A landscape buffer on the eastern boundary of the PUD of at least ten feet (10') is required. The buffer area may include both landscape and drainage. Landscaping provided for the Magnolia Ridge of Palm City PUD shall be as shown on the Landscape Plan prepared by Michael Flaugh Landscape Architect, dated December 11, 2018, and revised on March 20, 2020, Sheets L1 through L6, inclusive.
- D. The access gate at SW Martin Highway entrance shall not prohibit public access and shall open automatically for all vehicles entering or exiting the development. In the event that modification, replacement or removal of the gate occurs, public access shall not be prohibited.
- E. Except as provided for within this PUD Agreement or as set forth on the Master/Final site plan, the requirements of Article 3, Land Development Regulations, Martin County Code, and specifically the RM-8 zoning district shall apply to the development of the Magnolia Ridge of Palm City PUD.

13. WATER/WASTEWATER AND IRRIGATION

Water, wastewater and irrigation services for this project shall be provided by Martin County Utilities. OWNER shall provide an executed copy of an agreement for such service within 60 days of Master/Final site plan approval for the Magnolia Ridge of Palm City PUD. For water conservation OWNER shall individually meter each unit and/or supporting structure.

14. PUBLIC BENEFITS

A. The OWNER shall provide the following public benefits as part of the Magnolia Ridge of Palm City PUD:

- i. At no cost to the COUNTY, the OWNER shall construct and install two surface water aerating fountains in the COUNTY's retention pond located adjacent to, and immediately west of, the subject property. Each surface water aerating fountain shall be of a size no less than thirty (30) feet in diameter. The OWNER's construction of the surface water aerating fountains shall be completed prior to the issuance of the first (1st) certificate of occupancy of a residential unit within the PUD. At its expense, the OWNER shall own and be responsible in perpetuity for the operation and maintenance of the fountains, including but in no way limited to electrical service to operate the fountains; provided, however, that upon the creation of the ASSOCIATION, as required under this PUD, the OWNER shall convey and assign all such ownership and maintenance responsibilities of the fountains to the ASSOCIATION. No PUD residents shall be allowed access to the COUNTY's retention pond. The OWNER shall apply for and obtain a Right-of-Way Use permit and enter into a Right-of-Way Maintenance Agreement prior to (TO BE DETERMINED).
- ii. The OWNER shall construct and install a lift station prior to the issuance of a certificate of occupancy for any building within the PUD that shall serve the project but shall also be available to serve future development immediately west of the PUD.

Matthew L. Stahley

mstahley@martin.fl.us (772) 320-3047

COUNTY
EXHIBIT #2

• **Professional Work Experience**

Martin County Growth Management Department • Stuart, FL

Senior Planner • August 2018 to Present

- Reviews proposed developments for conformance with plans and regulations. Consults with developers, individual land-owners, and departments of County government to attain conformance.
- Works in a team environment to improve work methods to accelerate formulation and completion of development reviews, and site compliance monitoring.
- Participates in public meetings and public hearings that can be televised to provide environmental review of development activities. These meetings can be argumentative and opinions/conclusions rendered can be challenged by the applicant or their attorney.

South Florida Water Management District (SFWMD) • West Palm Beach, FL

Water Use Compliance Supervisor • January 2017 to August 2018

- Responsible for supervising and conducting performance reviews for a team of 7 water use compliance analysts responsible for 16 counties within the SFWMD.
- Provide support for compliance staff located at the Ft. Myers and Orlando service centers.
- Perform quality assurance of all notices of non-compliance and enforcement referrals sent to permittees and consultants.
- Served as the team leader for the Indian Prairie Basin (Glades and Highlands Counties) during water shortage events communicating between the regulated community and the District's operations control room. Closely monitored resource concerns and conducted weekly coordination with Martin County Utilities and South Martin Regional Utilities for spring 2017 water shortage.

South Florida Water Management District • Okeechobee, FL and West Palm Beach, FL

Scientist 1,2,3-Water Use Compliance and Permitting • December 2008 to January 2017

- Analyze pumpage data, water level data, chloride data, and groundwater/surface water interactions to determine compliance with conditions of irrigation, dewatering, industrial, and other water use permits. (Martin, Okeechobee, Highlands counties)
- Perform inspections of permitted projects to insure compliance with district conditions of permit issuance.
- Utilize knowledge of the District's water use regulatory program and Florida Statutes to review water use applications. Apply analytical and numerical groundwater flow techniques to determine potential impacts on water resources prior to permit issuance.
- Routinely communicate via oral and written correspondence with other scientific professionals and general public on water use issues, and water use permit applications.
- Served as the team leader for the Indian Prairie Basin during water shortage events communicating between the regulated community and the District's operations control room.
- Provided compliance and enforcement training sessions and presentations to new hires, as well as current environmental resource and water use compliance staff.=

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 6/16/2020
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By UKV D.C.

Allterra Engineering and Testing • West Palm Beach, FL

Field Geologist and Driller • August 2005 to December 2008

- Performed all geotechnical field tests required for construction of large housing developments and single family homes, and all roadway construction.
- Operated a small truck mounted drill rig to perform soil borings and Penetration tests. Performed soil compaction readings with a nuclear density gauge for house pads, roadway construction, and stormwater and sanitary sewer installation. Conducted test pit inspections for removal of unsuitable material. Performed oversight of auger cast and helical pile installations.

DLZ Corporation • Columbus, OH

Field Geologist • June 2004 to July 2005

- Logged soil and rock core samples on a variety of geotechnical drilling projects under the instruction of a project engineer. Projects ranged from Ohio Department of Transportation projects to single monitor well installations.

Bowser-Morner, Inc • Dayton, OH

Subsurface Technician • October 2003 to June 2004

- Worked as an assistant to the head driller on environmental and exploratory sonic drilling projects.
- Duties included monitor well installation and abandonment on EPA superfund sites, as well as exploratory borings for potential mining operations.

♦Education

- **DePauw University, Greencastle, IN**
Bachelor of Arts Degree in Geology (August 1999 to May 2003)