



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## ***A. Application Information***

### **FLORIDIAN GOLF CLUB PUD 6<sup>TH</sup> PUD AMENDMENT AND REVISED MASTER SITE PLAN, REVISED PHASING PLAN, AND REVISED PHASE 3 AND PHASE 4 FINAL SITE PLANS**

Applicant:	Floridian National Golf Club, LLC
Property Owner:	Floridian National Golf Club, LLC
Agent for the Applicant:	Morris A. Crady, AICP, Lucido & Associates
County Project Coordinator:	Matt Stahley, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	F099-037
Record Number:	DEV2022010011
Report Number:	2022_0408_F099-037_Staff_Report_Final
Application Received:	02/04/2022
Transmitted:	02/04/2022
Date of Report:	04/08/2022

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## ***B. Project description and analysis***

A request by Floridian National Golf Club, LLC for a 6<sup>th</sup> PUD amendment and concurrent revised master site plan, revised phasing plan, and revised phase 3 and phase 4 final site plans. The revised final site plan for Phase 3 is needed to replat lots 17 and 18 to create an additional lot 17A. The revised final site plan for phase 4 is required to replace the previously approved recreation building with 2 proposed river cottages. The increase of one additional lot and 2 river cottages increases the total number of residential units from 33 to 36. The Floridian Golf Club is located on SW Murphy Road in Palm City and straddles the Martin and St. Lucie County line. The project includes a golf course and associated amenities along with 36 homesites and the associated infrastructure. Included with this application is a request for a Certificate of Public Facilities Reservation.

## ***C. Staff recommendation***

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Matt Stahley	320-3047	Comply
G	Development Review	Matt Stahley	320-3047	Comply
H	Urban Design	Matt Stahley	320-3047	N/A
H	Community Redevelopment	Matt Stahley	320-3047	N/A
I	Property Management	Ellen Macarthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	NA
M	Engineering	Clark Bridgman	288-5416	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	419-5396	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Clark Bridgman	288-5416	Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Matt Stahley	219-4923	Reservation

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

This is an application requesting approval of a Revised PUD Final Site Plan for a phased PUD that has an approved Master Site Plan. This application is classified as a major development which has received a prior site plan approval. As such, final action on this request for approval is required by the Board of County Commissioners at a public meeting pursuant to Section 10.5.F.9., Land Development Regulations, Martin County, Fla., (2019).

Pursuant to Section 10.4.A.1., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).

#### ***E. Location and site information***

Parcel number(s) and address:

Existing Zoning:

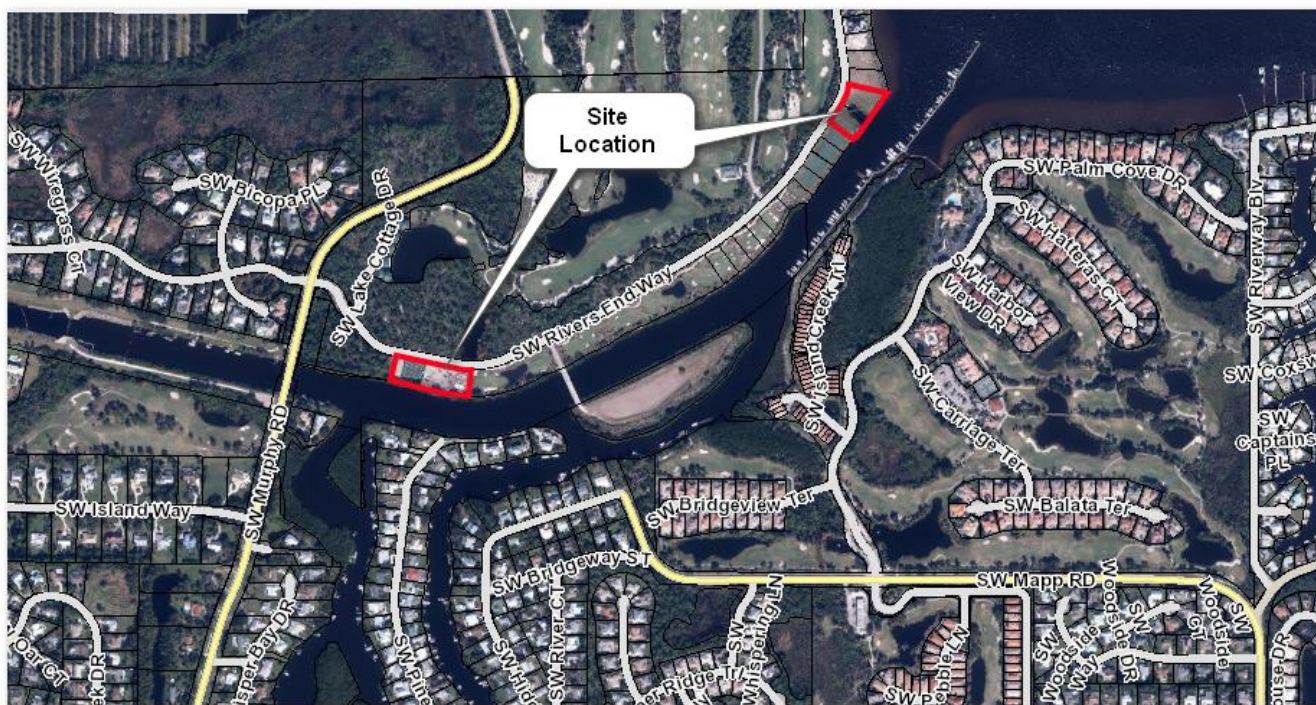
PUD, Planned Unit Development

Future land use:

Estate Density-2 UPA



### Figure 1: Location Map



## Aerial

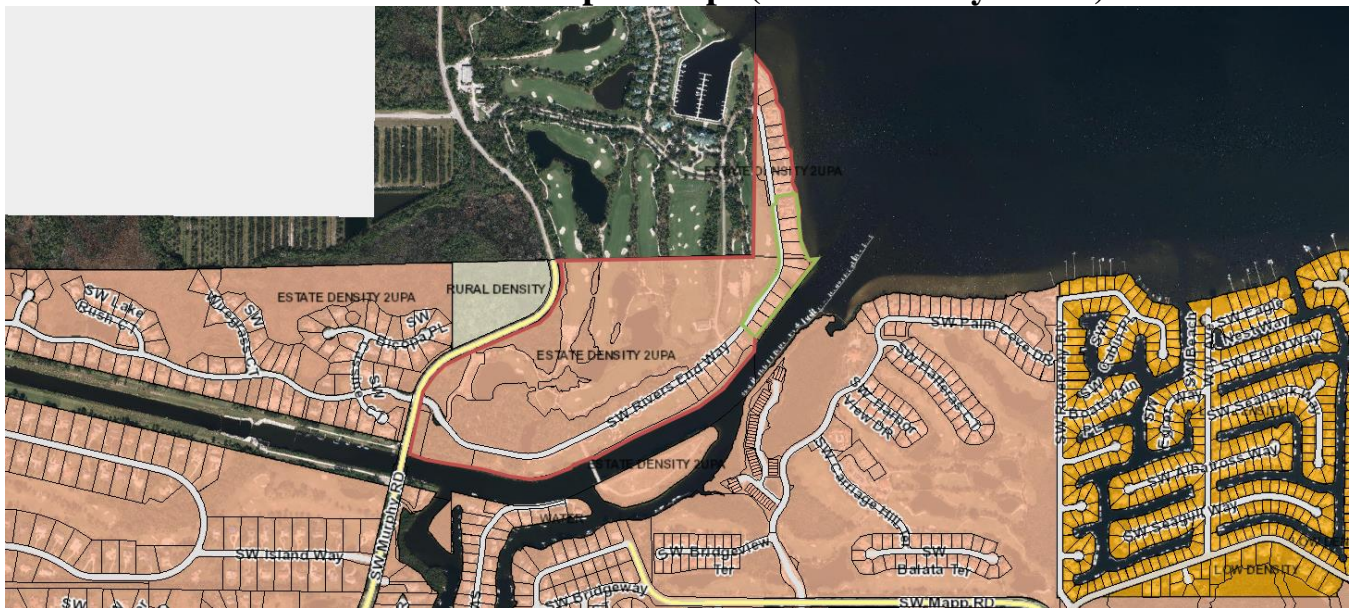




### Zoning Atlas Excerpt (PUD)



### Future Land Use Map Excerpt (Estate Density 2UPA)





## Development Overlay



### ***F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department***

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

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

### ***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

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

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

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

## Commercial Design

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial

Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR SECTION 4.871.B. (2016)

### **Community Redevelopment Area**

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

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

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. (2001), which includes Table 4.19.1 that lists the minimum right-of-way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by Real Property Management.

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

### **Environmental**

#### **Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

### **Landscape**

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

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed amendment to the previously approved golf course and associated support facilities. These revised landscape plans have modified layout and placement to accommodate construction of 2 additional golf cottages and split an existing lot along the waterfront into two lots.

Martin county, FL Land Development Regulations Section 4.661.B.2 (2013) states that Administrative amendments to approved development orders pursuant to section 10.14 LDR shall not be required to provide a landscape plan unless the proposed amendment would substantially affect the existing landscaping. The proposed modification does not result in any substantial change to approved landscaping.

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

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

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

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

Compliance with Adequate Public Facilities Ordinance:

This application satisfies the Adequate Public Facilities Standard; it is exempt as it is a development, a development alteration, or an expansion that does not create additional impact on the roadway network (Article 5, Division 2, Section 5.32.D.3.f).

Roadway capacity was reserved March 3, 2015 with the approval of the Floridian Golf Club PUD Phase 3 Final Site Plan.

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

N/A

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

**Engineering**

**Findings of Compliance:**

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management:
  - a) The applicant has demonstrated the proposed development discharge rate is lower than the allowable discharge rate for the project and that flows from the development to the west will be adequately passed through the project via a series of interconnected storm culverts.
  - b) The applicant is proposing the minimum finished floor elevation be set above the predicted elevation of stormwater that will stage within the development after a 100-year storm having a three-day duration and without any discharge from the development.
  - c) The applicant is proposing the minimum edge of roadway elevation be set above the predicted elevation of stormwater that will stage within the development after a 10-year storm having a one-day duration.
  - d) The applicant has demonstrated that the system provides 150% additional water quality criteria for wet detention systems a, recovers half of the water quality volume between 24 hours and 5 days, and recovers 90% of the entire volume within 12 days after the storm event.
  - e) Thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.

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

5. Division 19- Roadway Design: The applicant is not proposing to make modifications to the existing entrances on TO SE Rivers End Way; therefore, the proposed design meets the requirements in Division 19.

ADA

**The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:**

Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

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

**Addressing**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2022).

**Electronic File Submittal**

**Findings of Compliance**

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2022)

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

**Water and Wastewater Service**

**Findings of Compliance:**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

**Wellfield and Groundwater Protection**

**Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)



***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

**Fire Prevention**

**Findings of Compliance:**

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

**Emergency Preparedness**

**Findings of Compliance:**

The applicant has previously provided a Hurricane Action Plan, which will be included in the Declaration of Covenants and Restrictions and provided to all property owners. Therefore, this application is consistent with the emergency management requirements for residential development in conformance with the Martin County Land Development Regulations, Comprehensive Growth Management Plan and County Code.

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

**Compliance Findings:**

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

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

**Martin County Health Department**

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. [Martin County, Fla., LDR Section 10.1.F. (2016)]

**Martin County School Board**

The School Board staff has reviewed this application for compliance with Florida Statutes, Martin County code and School Board Policy and has no objection to this application.

***S. Determination of compliance with legal requirements - County Attorney's Office***

**Review Ongoing**

***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider - Martin County

Findings - Comply

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Service provider - Martin County

Findings - Comply

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings – In Place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings – Comply

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings – In Place

Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)

Findings - Comply

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - Comply

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - Comply

Source - Growth Management Department

Reference - see Section R of this staff report

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

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

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

**Item #1:**

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

**Item #2:**

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

**Item #4:**

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

**Item #5:**

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

**Item #6:**

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

**Item #7:**

1 (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled

**Item #8:**

1 (1) copies 24" x 36" of the approved revised master site plan.

1 (1) copies 24" x 36" of the approved revised phasing plan.

1 (1) copies 24" x 36" of the approved revised phase 3 final site plan.

1 (1) copies 24" x 36" of the approved revised phase 4 final site plan.

**Item #9:**

One copy of the executed 6<sup>th</sup> PUD zoning agreement amendment



**Item #10:**

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

**Item #11:**

One (1) digital copy of site plan in AutoCAD 2006 or 2007 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #12:**

Original of the construction schedule.

**Item #13:**

Two (2) originals of the Cost Estimate, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #14:**

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

## ***V. Local, State, and Federal Permits***

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to the Growth Management Department (GMD), prior to the commencement of any construction. An additional review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

## ***W. Fees***

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

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

\* Recording fees will be identified on the post approval checklist.

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

Applicant: Floridian National Golf Club, LLC  
Giles Kibbe  
3700 SE Floridian Drive  
Palm City, FL 34990  
772-781-7700

Agent: Morris A. Crady, AICP  
Lucido & Associates

701 East Ocean Blvd  
Stuart, FL 34994  
772-220-2100

## **Y. Acronyms**

ADA ..... Americans with Disability Act  
AHJ ..... Authority Having Jurisdiction  
ARDP ..... Active Residential Development Preference  
BCC..... Board of County Commissioners  
CGMP ..... Comprehensive Growth Management Plan  
CIE ..... Capital Improvements Element  
CIP ..... Capital Improvements Plan  
FACBC ..... Florida Accessibility Code for Building Construction  
FDEP ..... Florida Department of Environmental Protection  
FDOT ..... Florida Department of Transportation  
LDR..... Land Development Regulations  
LPA ..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA .... Water/Waste Water Service Agreement

## **Z. Attachments**