



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

Draft STAFF REPORT

A. Application Information

SOUTH FLORIDA GATEWAY PUD PLAT

Applicant:	KL Waterside, LLC
Property Owner:	KL Waterside, LLC
Agent for the Applicant:	Lucido & Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	S265-007
Record Number:	DEV2022040005
Report Number:	2022_0810_S265-007_Staff_Report_Final
Application Received:	04/27/2022
Transmitted:	05/03/2022
Staff Report Issued:	05/20/2022
Resubmittal Received:	06/28/2022
Transmitted:	06/28/2022
Date of Report:	08/10/2022

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B. Project description and analysis

Request by KL Waterside, LLC for approval of the Subdivision Plat for the South Florida Gateway PUD infrastructure project. The subject property is approximately 180 vacant acres located on the west side of SW Kanner Highway approximately 1/2 of a mile south of SW Pratt-Whitney Road in Stuart. Included in the application is a request for a Certificate of Public Facilities Exemption.

The PUD and Master Plan were approved by the Board of County Commissioners on February 1, 2022. The Final Site Plan for Subdivision Infrastructure was approved by the BOCC on May 17, 2022.

The property was also the subject of two Comprehensive Plan Amendments (CPA 19-5 and 19-6) adopted on January 21, 2021. Ordinance 1153 amended the Future Land Use Map in relevant part to designate the land area Industrial. Ordinance 1152 amended the text of the Comprehensive Growth Management Plan to permit a free-standing urban service district and to establish certain parameters governing development on the site including the following:

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	Pete Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Pete Walden	219-4923	Comply
H	Urban Design	Pete Walden	219-4923	N/A
H	Community Redevelopment	Pete Walden	288-5485	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	N/A
K	Transportation	Lukas Lambert	221-2300	N/A
L	County Surveyor	Tom Walker	288-5928	Comply
M	Engineering	Clark Bridgman	288-5512	N/A
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	N/A
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	N/A
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Clark Bridgman	221-1396	N/A
R	Health Department	Nicholas 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	Pete Walden	219-4923	Exemption

D. Review Board action

This application is for the review and approval of a Subdivision Plat, pursuant to Section 10.2.F., LDR, Martin County, Fla. (2019). Final action will be taken by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9., Section 10.5.F., LDR, Martin County, Fla. (2019).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

PIN: 13-39-40-000-003-00000-1 and 18-39-41-000-012-00010-7

Zoning: PUD
 Future land use designation: Industrial
 Total Site Area: 180 acres

Figure 1: Location Map



Figure 2: Subject Site 2019



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

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. MARTIN COUNTY, FLA., CGMP POLICY 4.1A.1. (2016).

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

The Plat must be consistent with the approved PUD and Master Plan and the approved Final Site Plan for Infrastructure. The proposed plat must also comply with the requirements of Division 21, Article 4, Land Development Regulations, Martin County, Fla. (2018) and the Martin County General Code.

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.

Informational item:

1. A revised infrastructure site plan and master plan have been submitted to provide consistency between the plat and final site plan.

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

Commercial Design

N/A - Staff review for compliance with this area of regulations is not applicable to this proposed plat, pursuant to Sec. 10.1.E., LDR, Martin County, Fla. (2019).

Community Redevelopment Area

The land subject to the proposed plat is not located within a Community Redevelopment Area (CRA). Therefore, this application was not reviewed for compliance with the Article 12, Community Redevelopment Code. MARTIN COUNTY, FLA., LDR ARTICLE 12, (2021)

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

N/A - Staff review for compliance with this area of regulations is not applicable to this proposed plat, pursuant to Sec. 10.1.E., LDR, Martin County, Fla. (2019).

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:. These development standards were applied during review of the final site plan, with which the plat must be consistent. MARTIN COUNTY, FLA., LDR, SECTION 10.1.E AND ARTICLE 4, DIVISION 21 (2019).

K. Determination of compliance with transportation requirements - Engineering Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY, FLA., LDR, SECTION 10.1.E AND ARTICLE 4, DIVISION 21 (2019)

L. Determination of compliance with county surveyor - Engineering Department

The County Surveyor's office has reviewed this development application for compliance with applicable statutes and ordinances and finds it in compliance. This division recommends approval of the application, subject to compliance with the standards for the submittal of all post-approval documents and field verification.

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

N/A - Engineering requirements in these areas are reviewed in conjunction with the Final Site Plan, with which this plat must be consistent. There are no changes proposed to the Final Site Plan, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Reviewer was not required to review this application.

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. (2021).

Electronic Files

N/A - These development standards were applied during staff review of the final site plan, with which the plat must be consistent. Section 10.1.E., LDR, Martin County, Fla. (2019).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

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

Wellfield and Groundwater Protection

Finding 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

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.E AND ARTICLE 4, DIVISION 21 (2019)

Emergency Preparedness

N/A – No residential development is proposed. Therefore, no review for compliance with Emergency Preparedness requirements is required.

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

These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.E AND ARTICLE 4, DIVISION 21 (2019)

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

Martin County Health Department

N/A – No on-site sewage disposal systems are proposed. Therefore, no review by the Health Department is required.

Martin County School Board

N/A – No residential development is proposed. Therefore, no review for compliance with public school facilities requirements is required.

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

Review Ongoing

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

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

U. Post-approval requirements

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

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item 1: Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item 2: 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 3: One paper 24" x 36" copy of the approved plat.

Item 4: A completed Notice of Subdivision Plat Filing Form to be forwarded to the State of Florida Department of Business Regulation.

Item 5: Original executed Declarations of Covenants and Restrictions for the property owner's association.

Item 6: Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.

Item 7: One digital file copy of the plat in AutoCAD 2010-2017 drawing format (.dwg). For other types of computer software that may be utilized by the applicant, a digital exchange file (.dxf) version 2004 may be substituted. The digital version of the boundary survey must match the hardcopy version as submitted.

Item 8: One copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.

Item 9: Original and one copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.

V. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits required in conjunction with this plat application.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public 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:	\$16,600.00	\$16,600.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

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

X. General application information

Applicant: KL Waterside LLC
Jim Harvey
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West Palm Beach
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jharvey@kolter.com

Owner: Same as above

Agent: Lucido and Associates
Morris A. Crady
701 SE Ocean Boulevard
Stuart FL 34994
772-220-2100
mcrady@lucidodesign.com

Y. Attachments