



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

WILLOUGHBY TOWNHOMES PUD PLAT

Applicant:	Meritage Homes of Florida, Inc.
Property Owner:	Meritage Homes of Florida, Inc.
Agent for the Applicant:	Morris Crady, Lucido & Associates
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	W096-003
Record Number:	DEV2021080005
Report Number:	2022_0210_W096-003_Staff_Report_Final
Application Received:	08/26/2021
Transmitted:	08/27/2021
Staff Report Issued:	10/11/2021
Resubmittal Received:	06/06/2022
Transmitted:	06/06/2022
Date of Report:	07/18/2022
Resubmittal Received:	08/15/2022
Transmitted:	08/15/2022
Date of Report:	10/20/2022
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Date of Report:	01/03/2022
Revised Report:	02/10/2023

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B. Project description and analysis

This is a request by Meritage Homes of Florida, Inc. for approval of a plat, consistent with the master/final site plan of a residential major development consisting of 117 townhome units and associated infrastructure on 18.37 acres, resulting in a gross residential density of 6.4 units per acre. The subject site is located on the NE corner at the intersection of SE Salerno Road and SE Willoughby Blvd in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

The subject site has a split zoning of COR-1 and COR-2 with a commercial/office/residential future land

use. The development proposes a primary access from SE Darling Street to the north and a proposed emergency and pedestrian access to the south along SE Salerno Road. The development is located within the Primary Urban Services District and will be serviced by Martin County Utilities for potable water and wastewater services.

The Willoughby Townhome PUD zoning and Master plan were approved on April 22, 2022. The final site plan for the Willoughby Townhome project was approved on October 19, 2022.

As a result of the review of the plat application, minor technical adjustments were required to the previously approved Final Site Plan for the project to ensure consistency with the plat in accordance with Section 10.5.F.6(e), Land Development Regulations (LDR), Martin County Code.

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
G	Development Review	Pete Walden	219-4923	Comply
H	Urban Design	Pete Walden	219-4923	N/A
H	Community Redevelopment	Pete Walden	219-4923	N/A
I	Property Management	Ellen Macarthur	221-1334	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Lindy Cerar	320-3055	Comply
K	Transportation	Lukas Lambert	221-2300	N/A
L	County Surveyor	Tom Walker	288-5928	Comply
M	Engineering	Stephanie Piche	288-4858	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	N/A
P	Fire Prevention	Doug Killane	288-5633	N/A
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Stephanie Piche	288-4858	N/A
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Brian Allen	223-3105	N/A
S	County Attorney	Elysse Elder	288-5443	Review Ongoing
T	Adequate Public Facilities	Pete Walden	219-4923	Exemption

D. Review Board action

This application complies with the requirements for processing a Plat, pursuant to Section 10.2.F., LDR, Martin County, Fla. (2019). As such, final action on this application 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

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Commercial Design

The proposed project does not involve vertical construction. 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

N/A - Staff review for compliance requirements associated with this plat submittal is not applicable to this project as all right of way dedications are currently being handled under the PUD Zoning Agreement and Master/Final Site Plan submittal.

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

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.

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.F AND ARTICLE 4, DIVISION 21 (2016)

L. Determination of compliance with county surveyor - Engineering Department

County Surveyor

The County Surveyor's office has reviewed this Plat 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

Engineering requirements are reviewed in conjunction with the Final Site Plan, with which this plat must be consistent. There are no significant changes proposed to the Final Site Plan, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2016). 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).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds the Plat in compliance with Martin County's requirements for water and wastewater level of service.

Wellfield and Groundwater Protection

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 (2016)

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

Fire Prevention

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.F AND ARTICLE 4, DIVISION

21 (2016)

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.F AND ARTICLE 4, DIVISION 21 (2016)

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

Martin County Health 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.F AND ARTICLE 4, DIVISION 21 (2016)

Martin County School Board

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.F AND ARTICLE 4, DIVISION 21 (2016)

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 standards for a Certificate of Adequate Public Facilities Exemption (Article 5, LDR) for development and alterations or expansions to approved developments that do not create additional impacts on public facilities are met:

Development that does not create additional impact on public facilities includes:

- 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.

Exempted development will be treated as committed development for which the county assures concurrency.

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 (1) 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 homeowner'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 (1) 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 (1) 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 (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.

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

Owner: Visiting Nurses Association of Florida, Inc., 1700 SE Darling St., LLC, 1750 SE Darling St., LLC
C/O 701 SE Ocean Blvd
Stuart, FL 34994

Applicant: Meritage Homes of Florida, Inc.
1400 Centrepark Blvd., Suite 1000
West Palm Beach, FL 33401

Agent: Lucido & Associates
Morris Crady
701 SE Ocean Blvd
Stuart, FL 34994

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