



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## MAGNOLIA RIDGE OF PALM CITY PUD PLAT

Applicant:	Palm City GA Homes, LLC
Property Owner:	Palm City GA Homes, LLC
Agent for the Applicant:	Engineering Design & Construction, Inc., Sam Trotter
County Project Coordinator:	Brian Elam, Planner
Growth Management Director:	Paul Schilling
Project Number:	P161-005
Record Number:	DEV2021070012
Report Number:	2022_1122_P161-005_DRT_STAFF_FINAL.docx
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### *B. Project description and analysis*

This is a request by Palm City GA Homes, LLC for approval of a plat for a 28-lot residential townhome subdivision with associated infrastructure on approximately 3.56 acres. The subject site is 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 exemption.

The primary access to the site is via SW Martin Highway (C.R. 714) to the North. The project is located in the primary urban services district and will be provided water and wastewater services by Martin County

Utilities. The property has a medium density future land use designation allowing up to 8 units per acre. The Magnolia Ridge of Palm City PUD zoning agreement and master/final site plan were approved June 16, 2020 by the Board of County commissioners. Pursuant to Division 21, Article 4, Land Development Regulations (LDR), Martin County, Fla. (2017), the Plat must be consistent with the approved final site plan.

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

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

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Community Redevelopment Review	Brian Elam	772-288-5501	NA
H	Commercial Design Review	Brian Elam	772-288-5501	NA
I	Property Management Review	Ellen Macarthur	772-221-1334	NA
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	NA
L	County Surveyor Review	Tom Walker	772-288-5928	Comply
M	Engineering Review	Michelle Cullum	772-288-5512	NA
N	Electronic File Submission Review	Emily Kohler	772-288-5692	NA
N	Addressing Review	Emily Kohler	772-288-5692	Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	NA
P	Emergency Management Review	Sally Waite	772-219-4942	NA
Q	ADA Review	Michelle Cullum	772-288-5512	NA
R	School Board Review	Kimberly Everman	772-219-1200	NA
R	Health Department Review	Nicholas Clifton	772-221-4090	NA
S	County Attorney Review	Krista Storey	772-288-5923	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Exempt

### ***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 Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

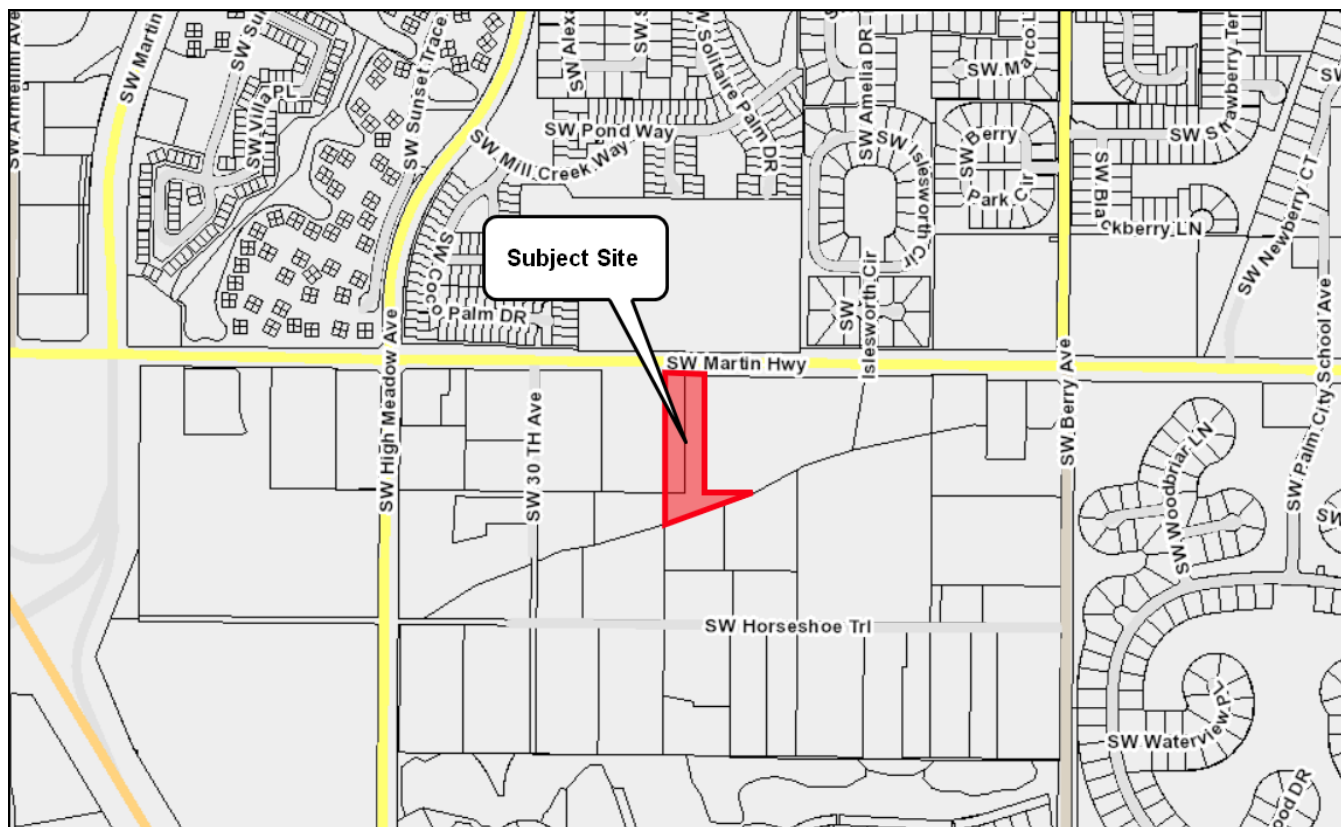
As a result of the review of the plat application, minor technical adjustments were required to the previously approved PUD master/final site plan. The proposed First Amendment to the Magnolia Ridge

at Palm City PUD zoning agreement that consists of a revised Exhibit D; master and final site plan has been drafted.

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

Parcel number(s) and address: 243840000003000108, 243840000003000206  
Existing Zoning: PUD  
Future Land use: Medium Density  
Gross area of site: 3.56 ac.

***Figure 1 Location Map***





**Figure 3 Proposed Plat**

[illegible]



Figure 4 Proposed Plat (Continued)

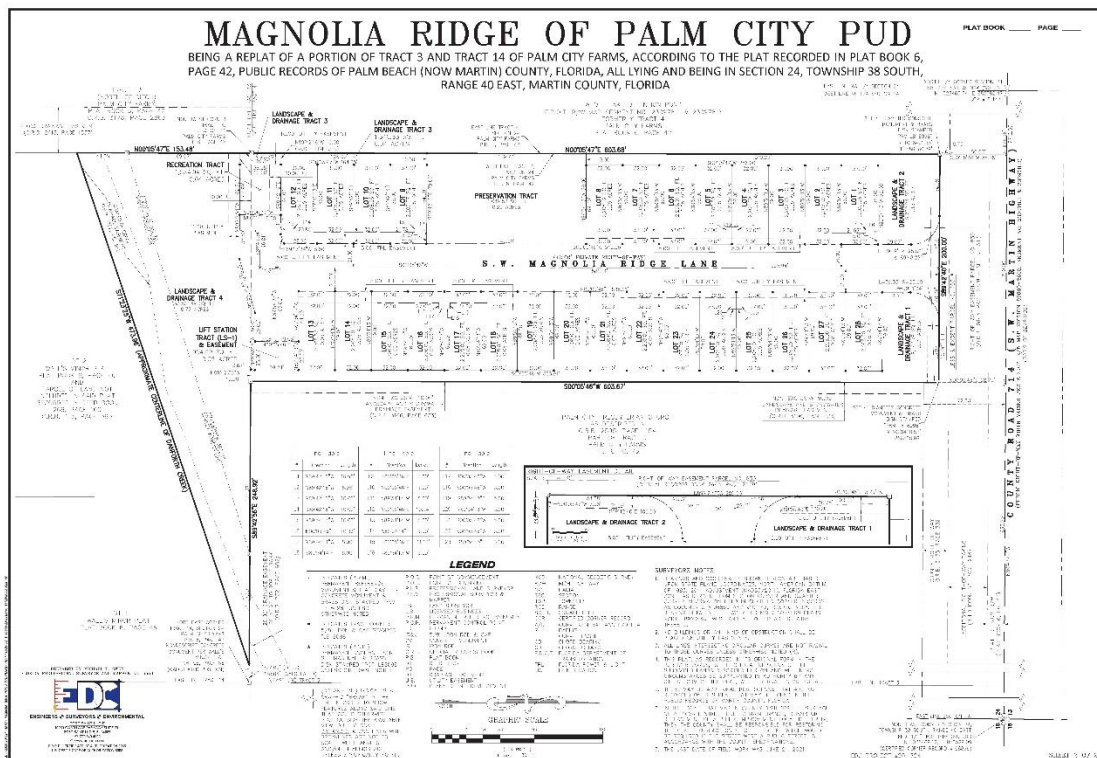
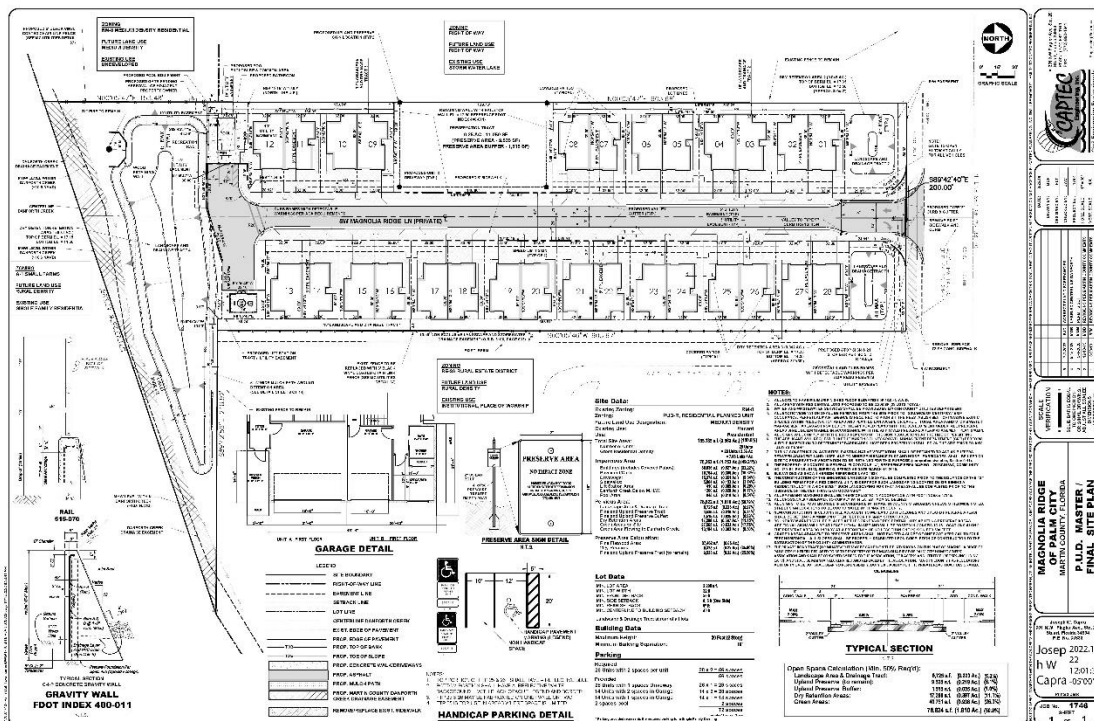


Figure 5 PUD Master/Final Site Plan



***F. Determination of compliance with Comprehensive Growth Management Plan 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 Comprehensive Growth Management Plan requirements issues associated with this application 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***

**Finding of Compliance:**

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

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

**Urban Design**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Community Development**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***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.

**Landscaping**

**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 Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013].The applicant has proposed construction of a 28-lot subdivision.

The plat documents are consistent with the approved final site plan and approved development order. The survey provides for required areas of landscape and buffering.

***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.

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

**Unresolved Issues:**

Item #1:

Ensure the plat is consistent with the approved final site plan.

**Remedy/Suggestion/Clarification:**

*Items on plat that are not consistent with the Site Plan include but are not limited to:*

1. Please ensure that the Landscape and Drainage Tract 1, 2, 3 & 4 labels are consistent between the Plat and Final Site Plan.
2. Ensure that the Lift Station Tract (LS-1) Label are consistent between the Final Site Plan and the Plat.
3. Ensure that all Utility Easement labels, and graphic representations are consistent between the Final Site Plan and the Plat.
4. Ensure that the Easement Agreement granting a non-exclusive easement for Landscape and Stormwater Purposes as recorded in Official Records Book 3106, Page 633 bordering the plat boundary are labeled consistently between the Final Site Plan and the Plat.
5. See provided Site Plan and Plat mark-ups for outline of inconsistencies.

Item #2:

Please change the label for the 10' LANDSCAPE BUFFER (O.R.B. 3106, PAGE 633) to NON-EXCLUSIVE LANDSCAPE AND STORMWATER EASEMENT (O.R.B. 3106, PAGE 633) on the plat.

***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 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. (2018).

**Electronic File Submittal**

**Findings of Compliance:**

Electronic file requirements 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.



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

**Water and Wastewater**

**Findings of Compliance:**

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**

**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**

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)

**Emergency Preparedness**

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)

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

**ADA**

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

**Health Department**

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Martin County School Board**

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***S. Determination of compliance with legal requirements – County Attorney’s Office***

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

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 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:**

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:**

Three (3) copies 24" x 36" 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:**

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

### **Item #6:**

Original approved revised final site plan on Mylar or other plastic, stable material.

### **Item #7:**

Original executed Declarations of Covenants and Restrictions for the homeowner's association.

### **Item #8:**

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 #9:**

One (1) digital file copy of the plat in AutoCAD 2004 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 #10:**

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 #11:**

Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B, consistent with the draft documents approved by staff.

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

There are no applicable Local, State and Federal Permits associated with a Plat.

## ***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:	\$13,890.00	\$13,890.00	\$0.00
Inspection fees:	\$0.00	\$0.00	\$0.00
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00

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

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

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

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

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

Agent: Engineering Design & Construction, Inc.  
Sam Trotter  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987

## **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**