

**Board of County Commissioners
Public Meeting**

March 21st, 2023

**Brian Elam
Principal Planner**

**Magnolia Ridge of Palm City PUD
Plat (P161-005)**

MAGNOLIA RIDGE OF PALM CITY PUD

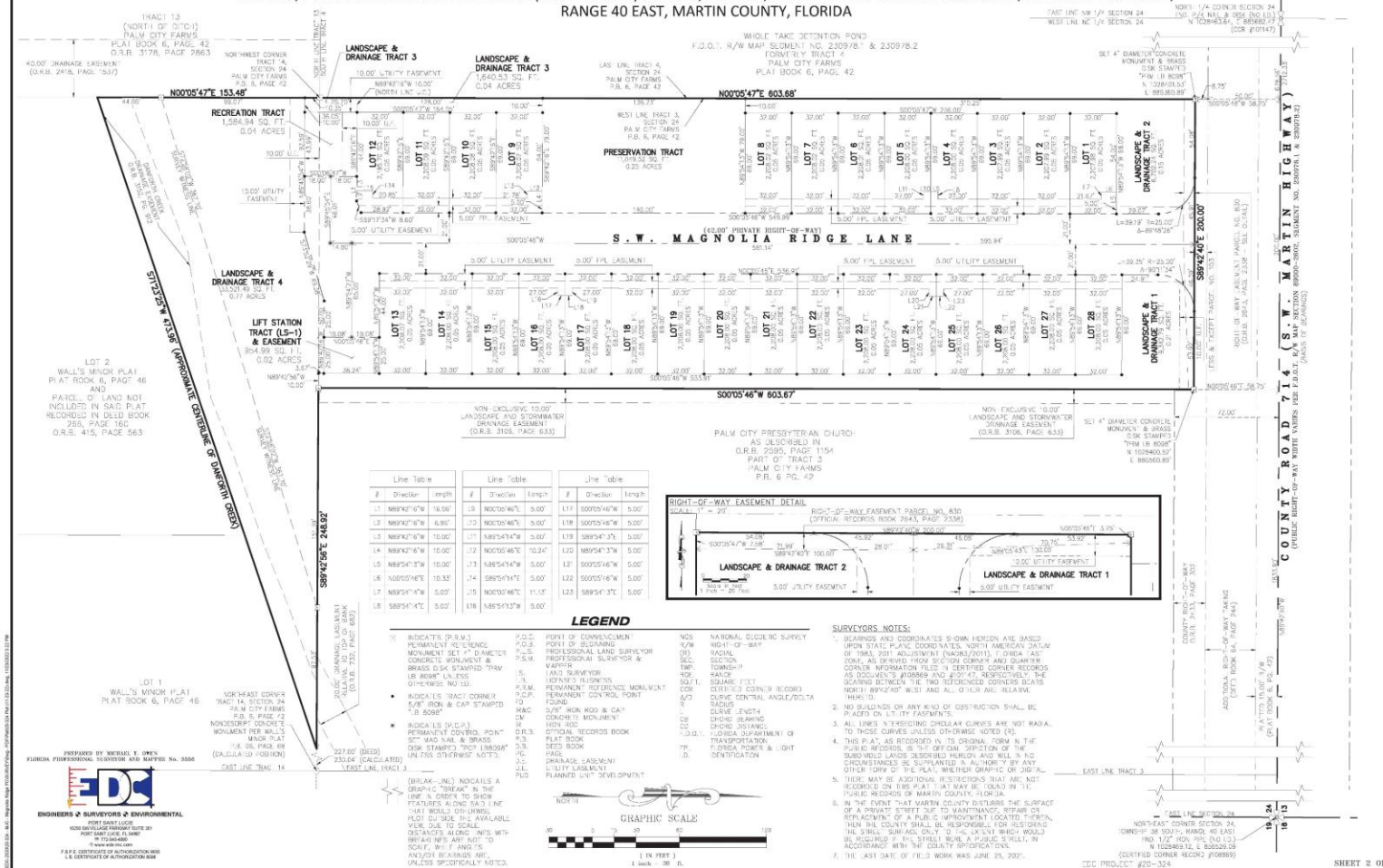
- Palm City GA Homes, LLC requests approval plat approval for a 28-lot residential subdivision consisting of 14 duplex townhomes.
- Received Master/Final Site Plan Approval on June 16, 2020.
- Approximately 3.57 acres.
- Located at 3646 SW Magnolia Ridge Lane in Palm City.
- Minor technical changes to the Magnolia Ridge of Palm City PUD Master and Final Site Plan were required to achieve plat consistency.

PLAT

MAGNOLIA RIDGE OF PALM CITY PUD

BEING A REPLAT OF A PORTION OF TRACT 3 AND TRACT 14 OF PALM CITY FARMS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA

PLAT BOOK	PAGE
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MINOR TECHNICAL CHANGES

Magnolia Ridge of Palm City PUD Master and Final Site Plan

- Landscape and Drainage Tract number labels.
- Lift Station Tract label.
- Utility Easement labels.

STAFF RECOMMENDATION

Development review staff has concluded the application complies with all applicable land development regulations and the comprehensive growth management plan.

Staff recommends the Board move to receive and file the agenda item and all attachments as Exhibit 1 and approve the Magnolia Ridge of Palm City PUD Plat.

Staff recommends approval of the 1st Amendment to the Magnolia Ridge of Palm City PUD Zoning Agreement, which consists of a revised Exhibit D; Master and Final Site Plan.

THIS CONCLUDES THE PRESENTATION

Questions?