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

CLERK'S RECORDING CERTIFICATE MAGNOLIA RIDGE OF PALM CITY PUD DIRCUIT COURT OF MARTIN COUNTY, FLORIC LEGAL DESCRIPTION HERE 15 OF THE TO FRANCE ACCOUNTS IN TOWARD 25 SOUTH, RANGE 40 EAST, PARK ACCORDING TO THE PLAT FRANCE ACCOUNTS IN THE WAY OF PARK ACCOUNTS IN BEING A REPLAT OF A PORTION OF TRACT 3 AND TRACT 14 OF PALM CITY FARMS, ACCORDING TO THE PLAT FOR RECORD IN PLAT BOOK . PAGE __ MARTIN COUNTY, FLORIDA, PUBLIC RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. ECORDS. THIS DAY OF (CLERK'S NAME) STATE OF FIRST COUNTY OF STATE TOO THE ACT, OF EXHIBITION OF STATE TOO THE CERTIFICATE OF CONNESSIP AND DEDICATION CONTINUED CONTY OF THE EXCEPTING THEREFROM THE RIGHT-OF-WAY OF STATE ROAD 714. MARTIN COUNTY, FLORIDA BY: DEPUTY CLERK (CIRCUIT COURT SEAL) FILE NO. SUBDIVISION PARCEL CONTROL NUMBER LISS MO DOOPS LISS MO DOOPS MADE AND THE PROPERTY OF THE PRO SITE NOTARY SIGNATURE PRINT NAME: ______ NOTARY PUBLIC HIGHWAY STATE OF _____ MY COMMISSION EXPIRES: ACCEPTANCE OF DEDICATIONS TURNPIKE S.W. HORSESHOE TRAIL MACHICLA RODE OF PAIM CITY HOWEDINERS' ASSOCIATION, N.C., A FLORIDA NON-PROFIT CONFORATION, DOES HERBERY ACCEPT OMERSHIP AND DEDICATION OF ALL RIGHTS OF MAY. STOWMARTS REACT, UTLITY EASTWAYS, THE REACH OF THE ACT AND RED VICINITY MAE DATED THIS ____ DAY OF ______ 2022. COUNTY APPROVAL THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED. MAGNOLIA RIDGE OF PALM CITY HOMEOWNERS' ASSOCIATION. INC. DATE: BY: ROBERT JOHNS, MANAGER COUNTY SURVEYOR AND MAPPER DATE: _____ TITLE: ACKNOWLEDGEMENT DATE: PARCEL CONTAINS 155,184.91 SQUARE FEET (3.563 ACRES), MORE OR LESS. PRINT NAME: COUNTY ATTORNEY STATE OF FLORIDA COUNTY OF _____ CERTIFICATE OF OWNERSHIP AND DEDICATION DATE: CHAIRMAN, BOARD OF COUNTY COMMISSIONERS MARKET LOCATION CONTINUES AND ANALYSIS OF THE ORDER OF TH PRINT NAME: ATTEST: ACKNOWLEDGMENT 1) PRINTER SEASONAY TO SEE STORY STORY OF THE SEAL OF MADDILL RISES OF PAUL DIT PLOY DESCRIPTION OF THE SEAL OF MADDILL RISES OF PAUL DIT PLOY DESCRIPTION OF THE MADDILL RISES O CLERK OF COURT NOTARY SIGNATURE COUNTY OF _____ SURVEYORS NOTES THE FORECOMD INSTRUMENT WAS ADORNOWLEDGED BEFORE ME BY MEANS OF II PHYSICAL PRESIDENCE OR II ONLINE NOTABIZATION, THIS INTO AN ADMICULA BROSE OF PRANCISCOLOR BY OF MACROCILLA BROSE OF PRANCISCOLOR WHO II IS PERSONALLY KNOWN TO ME OR II HAS PRODUCED AS DESTRICATION. SUNYEURS MULES H BEARNIS AND COORDMATES SHOWN HEREON ARE BASED UPON STATE PLANE COORDMATES. NORTHAMPICAN DATUS OF HEAL 2011 ADJUSTMENT (ANDS)2011, PLOTOR LAST 2014, SO EGREED FROM ALOSSEAN DATUS, PESSCREAMY, THE BEARNIS EXTENS IN TO NORTHOOD CORNERS BEARS MORTH APPA'20' WEST AND ALL OHER ARE RELATED THEFOLO. 10 BULLDOSS OF ANY KIND OF SERECTION SHALL BE PLACED ON UTILITY EASEMENTS. STATE OF _____ BOR TO TAX OFFICIAL OF THE AMERICAN TO TAX OF THE AMERICAN TO THE AMERICAN THE AMERICAN TO THE AMERICAN THE A MY COMMISSION EXPIRES: _____ MORTGAGEE'S CONSENT TO PLAT NOTARY SIGNATURE STATE OF FLORIDA 4. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS IS THE OFFICIAL DEPICTION OF THE SUBBIVIODED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OF DIGITAL. TRUSTOD BANK, A FEDERAL SAWNGS BANK, HEREBY CERTIFES THAT THEY ARE THE HOLDERS OF THAT CERTAIN MORTILAGE, LIEN OR ENCLMBRANCE ON THE LAND DESCRIBED HEREON, BATED AUGUST 4, 2020, AND RECORDED IN OFFICIAL RECORDS BOOK 3148, PAGE 1422, AND DO HEREBY CONSENT TO THE DEDICATIONS HEREON AND DO SUBCROINANE THEIR MORTIGAGE, LEN OR DECUMERANCE TO SUPE DESCRIBED. STATE OF 3) UILITY RESIDENTS IN UILITY RESIDENTS SHOW ON THIS PLAT OF MANDALIA RODG OF FAMA CITY PLD MAY BE USED FOR UTLITY PURPOSES DISCLUDING CATAL BY ANY UILITY OF COMPLIANCE, With SUGGE COMMANCE, AND RECOGNING, AS WAY OF ACCOUNTED FINE OF TO THE OF THE SAME OF AUTHORITY OWER, BUT SHALL BEAR NO RESIDENCESHITY, DITY, OR LIMBURY FOR, NYY UNLITY AUTHORITY OF THE SECON OF THE PLAT. ANY OTHER FORM OF THE FAIT, WHETHER GRAPHIC OR DIDITAL. SHEEK MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PRUILE RECORDS OF MARTIN COUNTY, TURREA. SHE THE TERM THAT MARTIN COUNTY DISTURBS THE SUPPLIES OF A PRIVATE STREET DUE TO MANISHANCE, MAY BE ADDITED THAT MARTIN COUNTY DISTURBS THE STREET WHEN THE TOO THIS THAT WE RESPONSIBLE FOR RESTORMED THE STREET SWEAKE, ONLY TO THE EXTENT WHICH WOUND OR REQUIRED IF THE STREET WHEN A PUBLIC STREET, AND ACCORDANCE WITH THE COUNTY SPECFOLATIONS. MY COMMISSION EXPIRES: TITLE CERTIFICATION TYSON J. WATERS, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS SIGNED AND SEALED THIS _____ DAY OF _______ 20____ ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY. CASSINGED ESSIGNATION AS SUCH ON THE PLAT. IN PRESENTANT DESIGNATION AS THE PLAT OF MANAGUA RIDGE OF PAUN CITY FILE IS THE PLAT OF MANAGUA RIDGE OF PAUN CITY FILE IS THE PLAT OF MANAGUA RIDGE. OF PAUN CITY FILE IS THE PLAT OF MANAGUA RIDGE OF PAUN CITY FILE IS THE PLAT OF MANAGUAR RIDGE. OF PAUN CITY FILE IS THE PAUN CITY FILE OF 2022 7. THE LAST DATE OF FIELD WORK WAS JUNE 21, 2022. TRUSTCO BANK, A FEDERAL SAVINGS BANK 1. RECORD TILE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PRESENCE, CONFIDENCE, CONFIDENCE MANIFICATION OF A PRINT CETT HAT ANY MATTER MOMENT TO HAVE NEGRET CETTS THAT THE FRAT OF MANDULA RIDGE OF PAIN OTT PUD IS A RIDE AND DESCRIPTION AND SUPERMOND, THAT DIGHT SUPERY'S ACCURATE TO THE BEST OF W HOWERDOWN AND PRIMAREST RETERROR. WOMENTS HAT SIGN SUPERY'S ACCURATE TO THE BEST OF W HOWERDOWN AND PRIMAREST RETERROR. WOMENTS HAT SIGN SUPERIOR SO FOR SUPERIOR FOR THE THAT THE SUPERIOR HAT SIGN SUPERIOR HAT SIGN SUPERIOR SO FOR SUPERIOR SUP Del golde, Berlie St. Service (1998). The control of the control o ATTEST: DATED THIS _____ DAY OF _____ DATED THIS _____ DAY OF ______ 2022. TYSON A WATERS MCHAEL T. OWEN PROFESSIONAL SURVEYOR & MAPPER FLORIDA OCRTHOCATE NO. 5556 EDG, INC. LE96096 EDG, INC. LE96096 TOZSO SW VILLAGE PARKWAY PORT ST. LUCIE, FLORIDA 34987 PREPARED BY MICHAEL T. OWEN FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

SEAL

SURVEYOR

SEAL

SEAL.

LANDSCAPE AND DRAINAGE TRACTS 1, 2 & 3

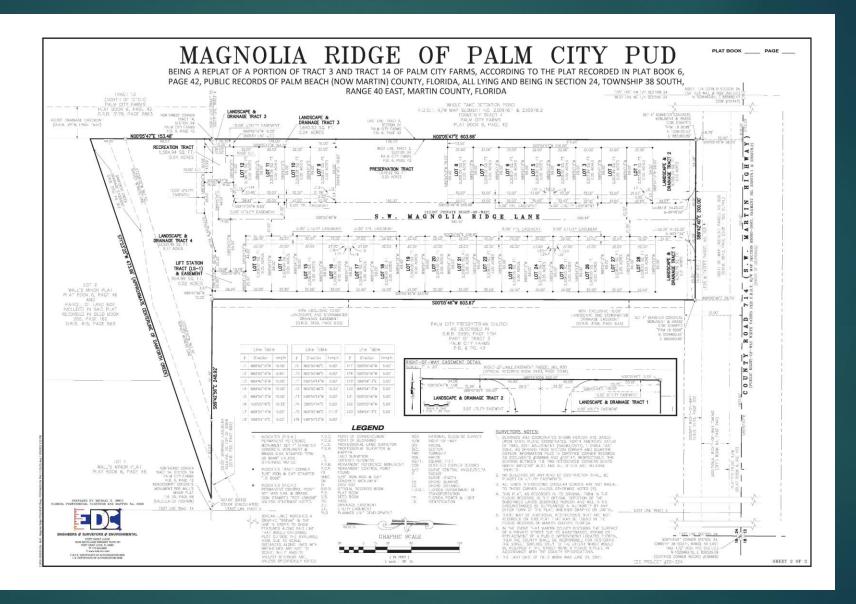
EDC PROJECT #20-324 PRE CERTIFICATE OF AUTHORIZATION 9979

SHEET 1 OF 2

ENGINEERS & SURVEYORS & ENVIRONMENTAL

PORT SANT LUCE 1030 SW WLAGE PARKNAY GUTE 201

PLAT



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?