



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## **A. Application Information**

### **BRIDGEWATER PRESERVE PUD ZONING AND REVISED MASTER SITE PLAN**

Applicant:	Bridgewater Ventures LLC
Property Owner:	Bridgewater Ventures LLC
Agent for the Applicant:	Morris A. Crady, AICP Lucido & Associates
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	P115-006
Application Type and Number:	DEV2018070013
Report Number:	2019_0125_P115-006_Staff_Report_Final
Application Received:	08/05/2018
Transmitted:	08/06/2018
Date of Report:	09/27/2018
Resubmittal Received:	11/08/2018
Transmitted:	11/09/2018
Date of Report:	11/30/2018
Resubmittal received:	01/23/2019
Date of Report:	01/25/2019

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## **B. Project description and analysis**

Requesting approval for a revised Major Master Site plan and PUD agreement for the Bridgewater Preserve development. The existing 36 lot development is located on approximately 215 acres of land on the west side of SE Island Way adjacent to the Palm Beach County line in Jupiter. Included with this application a Deferral of Public Facilities Reservation.

Bridgewater Preserve received Final site plan approval on February 2, 2006. No lots have been sold and no dwellings have been constructed. The original plans called for the site to have wells and septic tanks to provide potable water and sewage treatment for the single family homes. All of the infrastructure for roads and stormwater has been completed and continues to be maintained.

On July 25, 2017, the Board of County Commissioners adopted CPA 17-3, a future land use amendment that changed the future land use designation from Agricultural Ranchette, to Rural Density on the

Bridgewater property. The Board also approved Resolution 17-7.22 changing the zoning district designation to RE-2A, Rural Estate District in conjunction with the land use.

Also on July 25, 2017, the Board adopted Ordinance 1025 regarding Comprehensive Growth Management Plan amendment 17-4. The amendment added language to Comprehensive Plan Policy 4.7.A.3.(5) *Exceptions to location in the Primary Urban Service District* stating; “Any increase in residential density shall require approval by the Board of County Commissioners for a PUD Zoning Agreement and revised master/final site plan which is consistent with the Rural Density future land use designation and requires that the project connect to the existing potable water and sanitary sewer lines.” The same language was used to amend Policy 10.1A.8.(3) regarding the extension of sewer lines from the Primary Urban Service District for projects provided the project is proceeding in accordance with its timetable of development, is consistent with all conditions of approval, and is maintaining its schedule of construction or other activities established in the development order.

The infrastructure for the project is complete except for the installation of the water and sewer service. The initial project has been platted, but there has been no conveyance of any of the existing lots. There is an approved preserve area management plan for the project and the proposed master plan does not affect the preserve areas.

### 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	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn Mccarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	David Moore	320-3057	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	419-5396	Comply
P	Emergency Management	Dan Wouters	219-4942	N/A
Q	ADA	Kevin Landry	320-3046	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	Comply
S	County Attorney	Krista Storey	288-5443	N/A
T	Adequate Public Facilities	Peter Walden	219-4923	Deferral

#### ***D. Review Board action***

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., 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.

The applicant addressed the non-compliance findings from the staff report dated November 30, 2019 with on-site inspections. The previous staff reports and resubmittals are incorporated herein by reference.

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

Tax District: 3003

Situs Address: 7841 SE Old Cypress Jupiter FL 33458

Commission District: 3

**Location Map**

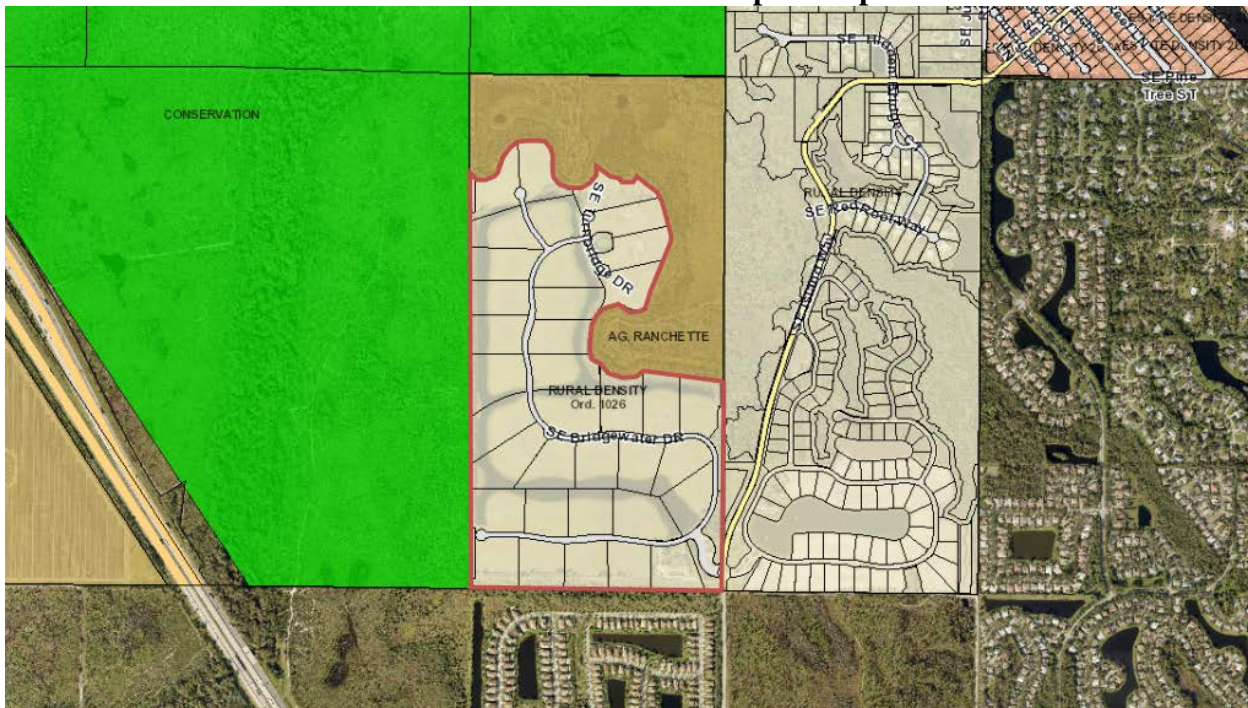




### Aerial

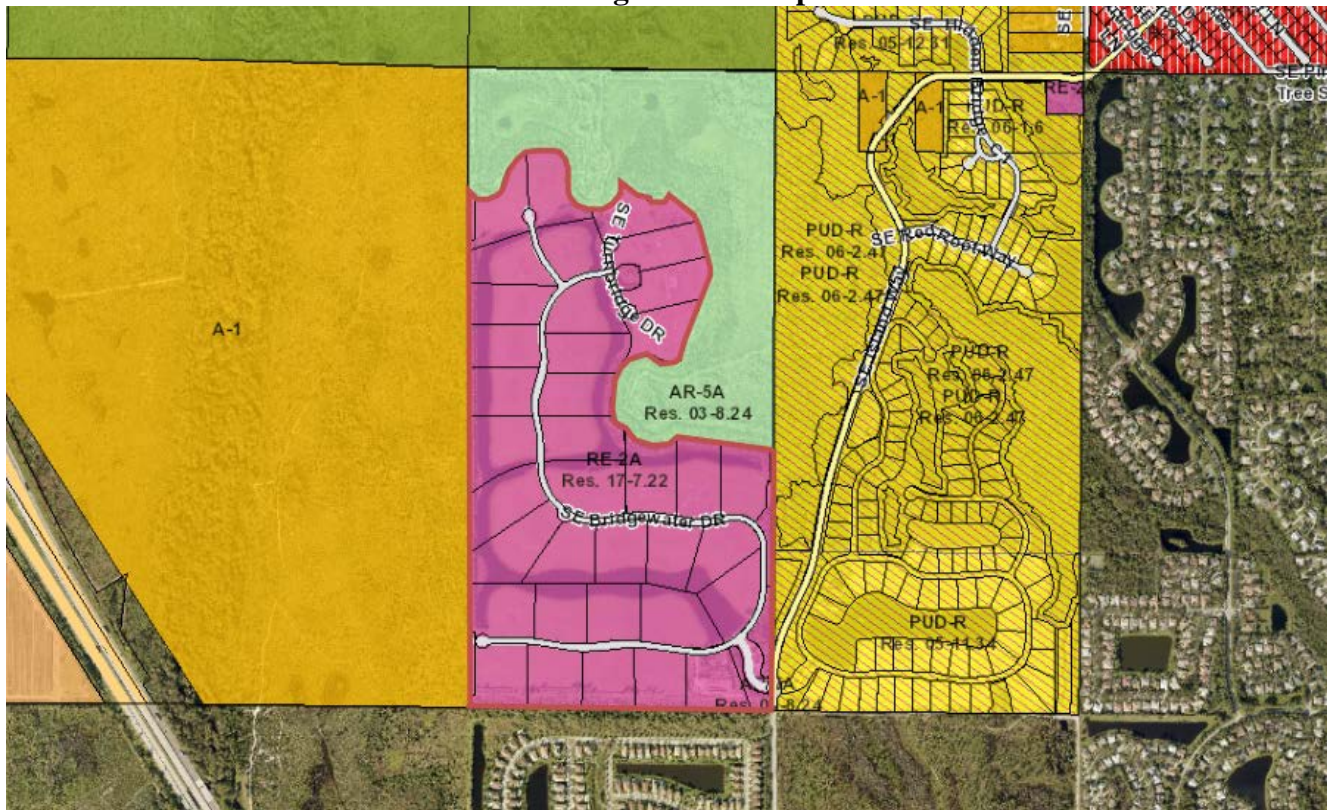


### Future Land Use Map Excerpt

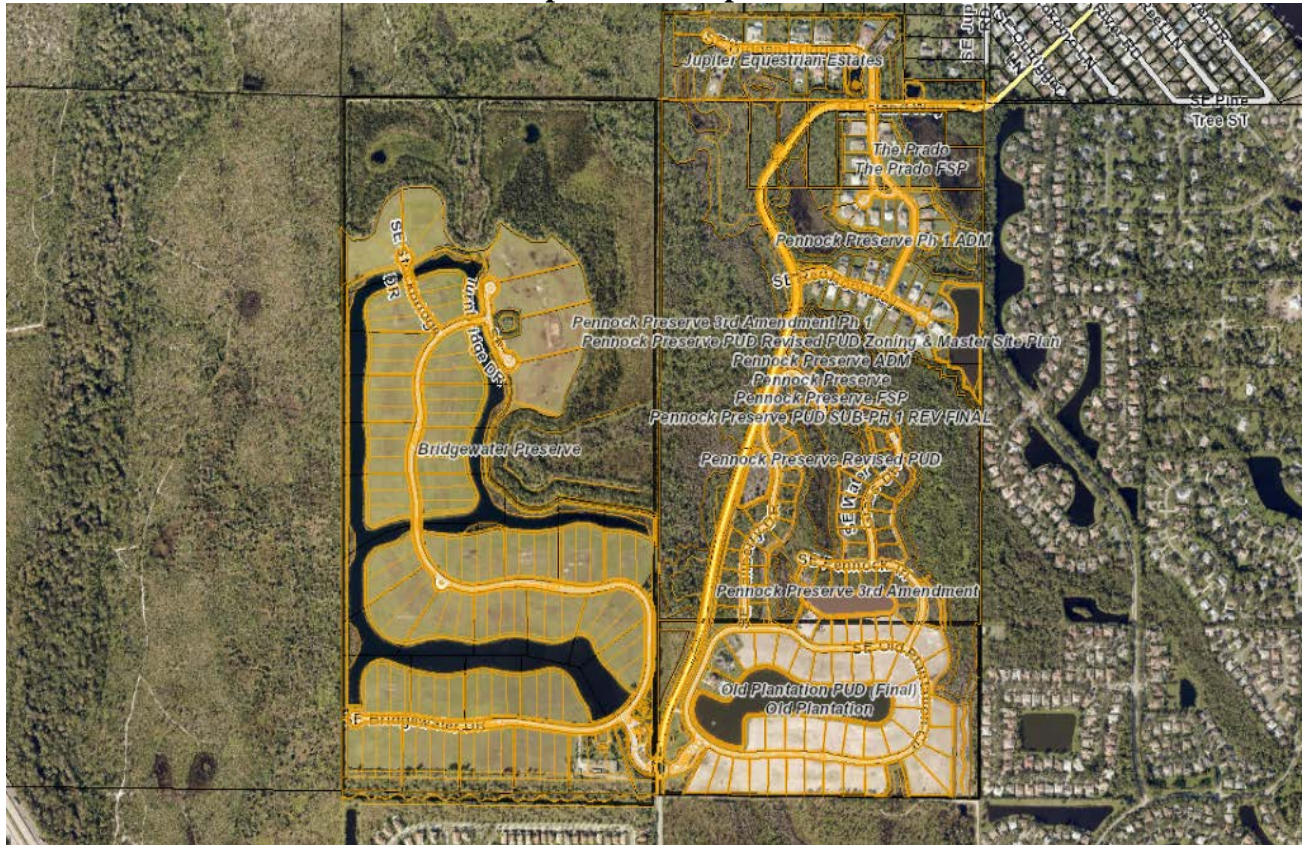




## Zoning Atlas Excerpt



## Proposed Development





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

**Findings of Compliance:**

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1.A.1., states: 'The County's existing Land Development Regulations shall be revised to conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands, and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Game and Freshwater Fish Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;
- (10) Include provisions for the transfer of development rights to:
  - (a) Protect environmentally sensitive areas and/or historic resources and;
  - (b) Specify those receiving zones within the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

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***G. Determination of compliance with land use, site design standards, zoning, and procedural 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 land use, site design standards, zoning and procedural requirements issues associated with this application.

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable

to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

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

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

**Environmental**

**Finding of Compliance:**

An inspection to look over the preserve area and lake littoral zones was conducted by county environmental staff on December 17, 2018. The applicant's agent, Morris Crady, was there as well. Staff identified a few minor compliance issues with the preserve area and the lake littoral zones. The preserve area requires exotic plant maintenance and the lake littorals also contain exotics that require eradication and some restoration planting with native vegetation. The applicant has agreed to resolve these compliance issues which will be handled through the county's environmental compliance process.

As a result, the Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

**Landscaping**

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable land development regulations regarding landscaping.

This project is a comply for landscaping. No landscape plans are being reviewed in association with this application for Revised Zoning and Masterplan. Section 4.661.B, Land Development Regulations, Martin county, FL. [2013] requires landscape compliance prior to receiving a certificate of occupancy. Certificates of occupancy are not given at the Zoning and Master Plan phase. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. It appears that areas provided on the Master Plan will provide for required landscape areas.

***K. Determination of compliance with transportation requirements - Engineering Department***

**Findings of Compliance:**

The Traffic Division of the Engineering Department finds this application in compliance.

**Compliance with Adequate Public Facilities Ordinance:**

Staff has reviewed the Traffic Statement prepared by The MilCor Group, Inc, dated October 2018. The MilCor Group, Inc. stated that the site's maximum impact was assumed to be 68 directional trips during

the PM peak hour. Staff finds that Island Way is the recipient of a majority of the generated trips. The generalized service capacity of Island Way is 1200. Milcor has also evaluated a worst case scenario of 100 percent of trips loading on Island Way, which would result in an impact of 5.67% of the maximum volume of that roadway. Island Way is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2027).

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

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

**Findings of Compliance:**

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

1. Division 8- Excavation, Fill, and Mining: This application is for a Revised Major Master Site Plan approval; therefore, construction is not proposed at this time and compliance with Division 8 will be determined during the Final Site Plan approval. Division 8 is not applicable.
2. Division 9- Stormwater Management: The applicant has demonstrated the proposed development will consist of a Master Stormwater Management System. The applicant has provided the allowable discharge rate for the entire development and described the proposed method for water quality; thereby, the applicant demonstrated compliance with Division 9 for a Master Site Plan.
3. Division 10 - Flood Protection: The applicant demonstrated the site does not fall within a FEMA Special Flood Hazard Area. The applicant demonstrated the minimum finished floor elevations will be set at or above the maximum stage of a 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 for the proposed use.
5. Division 19- Roadway Design: The applicant is not proposing to make any modifications to the existing entrance on SE Island Way; therefore, the proposed design meets the requirements in Division 19.

***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 Files**

### **Findings of Compliance:**

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

### ***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**

### **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***

### **Findings of Compliance:**

18.3.1 An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction.

18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

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

**Martin County Health department**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (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***

Request for a deferral of public facilities reservation.

***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:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

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 #4:

Six (6) copies 24" x 36" of the approved master site plan.

Item #5:

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



Item #6:

One (1) digital copy of master site plan in AutoCAD 2006 or 2007 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #7:

Original and one (1) copy of the executed approved PUD zoning agreement.

## **V. 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:	\$13,800.00	\$13,800.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact 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.

## **W. General application information**

Applicant: Bridgewater Ventures LLC  
3801 PGA Blvd., Suite 901  
Palm Beach Gardens, FL 33410

Agent: Morris A. Crady, AICP  
Lucido & Associates  
701 East Ocean Blvd  
Stuart, FL 34994

Site Planner: Lucido & Associates  
701 East Ocean Blvd  
Stuart, FL 34994  
772-220-2100

## **X. 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

## ***Y. Attachments***