



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### ***A. Application Information***

## **MAGNOLIA RIDGE OF PALM CITY PUD PUD ZONING AGREEMENT AND MASTER/FINAL SITE PLAN**

Applicant:	Palm City GA Homes, LLC, Robert Johns
Property Owner:	Palm City GA Homes, LLC
Agent for the Applicant:	Palm City GA Homes, LLC, Robert Johns
County Project Coordinator:	Matt Stahley, Senior Planner Growth Management
Director:	Paul Schilling
Project Number:	P161-004
Record Number:	DEV2019010008
Report Number:	2020_0520_P161-004_DRT_Staff_Final.docx
Application Received:	02/13/2019
Transmitted:	02/18/2019
Staff Report Issued:	04/15/2019
Joint Workshop:	04/25/2019
Resubmittal Received:	09/13/2019
Transmitted:	09/18/2019
Staff Report Issued:	11/15/2019
Joint Workshop:	11/21/2019
Resubmittal Received:	01/17/2020
Transmitted:	01/21/2020
Minor Revisions Requested:	03/17/2020
Revisions Received:	04/10/2020
Minor Revisions Requested:	04/30/2020
Revisions Received:	05/05/2020
Staff Report Issued:	05/20/2020
LPA Meeting Date:	06/04/2020
BCC Meeting Date:	06/16/2020

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

Magnolia Ridge of Palm City PUD (P161-004). Palm City GA Homes, LLC – Request for a zoning district change from the current RM-8 Medium Density Residential District to the Planned Unit Development District (PUD), and a concurrent request for approval of the Magnolia Ridge of Palm City PUD Zoning Agreement,

Master and Final Site Plan for the development of residential townhomes for a total of 28 units within 14 two-story buildings, including a community pool, supporting infrastructure, and upland preserve on approximately 3.56 acres. The subject site consists of two parcels 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 Reservation.

The project site has a land use designation of Medium Density Residential and a zoning of RM-8, Medium Density Residential District. The applicant is seeking flexibility in the zoning development standards through a PUD Zoning Agreement and is proposing public benefits to offset the modifications to the zoning standards. The application will be required to comply with the standards and Comprehensive Plan policies governing residential development. The project is located within the Primary Urban Services District, proposes a single access via SW Martin Highway and will be serviced by Martin County Utilities for water and wastewater.

### ***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	Matt Stahley	320-3047	Comply
F	ARDP	Samantha Lovelady	288-5664	Done
G	Development Review	Matt Stahley	320-3047	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Ellen Macarthur	288-5794	Comply
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	Stephanie Piche	288-5416	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	288-5633	Comply
P	Emergency Management	Michele Jones	219-4942	N/A
Q	ADA	Stephanie Piche	288-5416	Comply
R	Health Department	Todd Reinhold	221-4090	Comply
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Ongoing
T	Adequate Public Facilities	Matt Stahley	320-3047	Comply

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

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The second public hearing shall be before the Board of County Commissioners, who will take final action on

the request, pursuant to Table 10.5.F.9., 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.

The applicant addressed the non-compliance findings from the requested revisions dated April 30, 2020 with its response dated May 5, 2020. The previous staff reports, and resubmittals are incorporated herein by reference. 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.

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

Parcel number(s) and address:

243840000003000206

2840 SW MARTIN HWY

243840000003000108

2810 SW MARTIN HWY

Existing Zoning:

RM-8, Medium Density Residential District

Future land use:

Medium Density Residential 8/Acre

Gross area of site:

3.56 acres

Residential development:

Townhouse units:

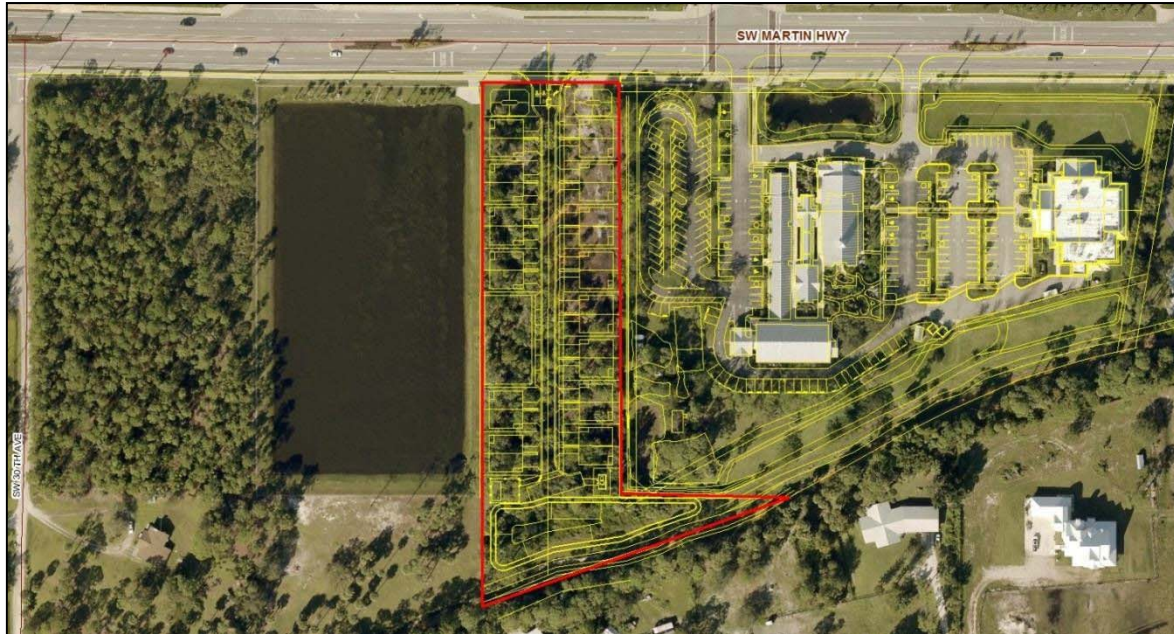
28

**Figure 1: Location Map**





**Figure 2: Subject Site 2018 Aerial with Site Plan Overlay**



Adjacent existing or proposed development:

To the north:	Public School (Hidden Oaks Middle School)
To the south:	Single Family Residential
To the east:	Institutional (House of Worship)
To the west:	ROW (Stormwater Lake), Undeveloped (southwest)

**Figure 3: Local Area 2018 Aerial**

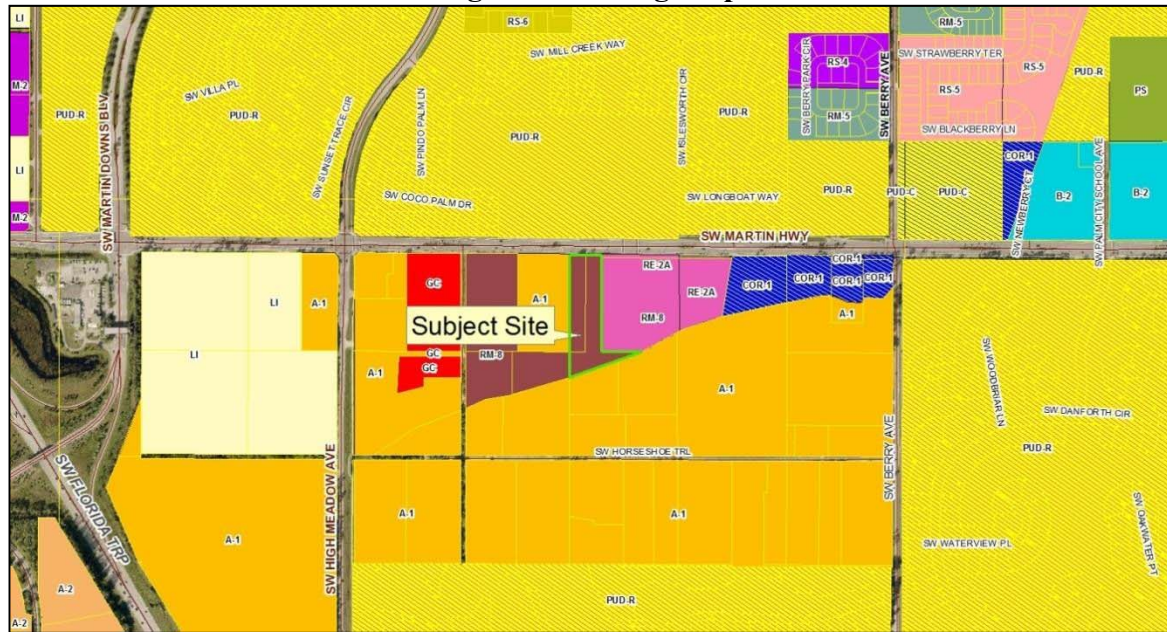


Zoning district designations of abutting properties:

To the north:	PUD-R, Residential Planned Unit Development (across SW Martin Hwy)
To the south:	A-1, Small Farms District
To the east:	RE-2A, Rural Estate 2 UPA
To the west:	ROW and RM-8, Medium Density Residential District



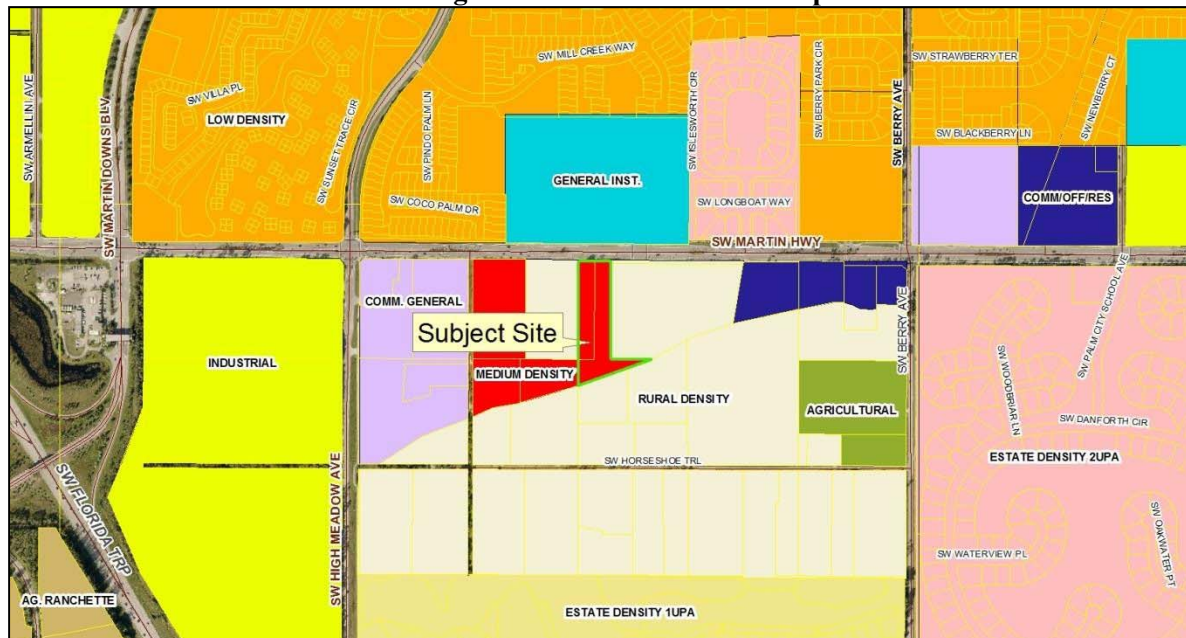
**Figure 4: Zoning Map**



Future land use designations of abutting properties:

To the north: General Institutional (across SW Martin Hwy)  
 To the south: Rural Density  
 To the east: Rural Density  
 To the west: ROW and Medium Density Residential

**Figure 5: Future Land Use Map**



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

### **Policy 4.1E.6. PUD**

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD

zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

#### **Policy 4.1E.8 Public Benefits**

Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer, and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

The applicant is requesting the relief from Martin County Code for setbacks, building separation, and landscape buffering requirements.

#### **The applicant is proposing the following public benefits:**

1. The applicant has agreed to construct and install two surface water aerating fountains no less than 30 feet in diameter in the county's retention pond located immediately west of the project.
2. The applicant has agreed to install a lift station capable of serving additional projects in the general vicinity of the project to eliminate the county's needs to install, upgrade, and maintain multiple lift stations.

Staff has reviewed this application and finds that 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.

#### ***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, zoning or procedural requirements issues associated with this application.

#### **Additional Information:**

##### **Information #1:**

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR

**Information #2:**

**Timetable Of Development - Final**

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.1., 5.32

**Information #3:**

As part of the conditions of approval for all development orders for Major applications, including PUDs, the applicant shall provide annual status reports to the County Administrator to ensure that development occurs according to the terms of the development order. The Monitoring report shall be due on the Anniversary date of the Major Master Plan Approval. MARTIN COUNTY, FLA., LDR §10.13.D.2 (2019)

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

**Commercial Design**

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. 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***

The Applicant is required to provide a Drainage, Access and Maintenance Easement from Danforth Creek to the top of bank to Martin County. The following due diligence materials are required:

**Item 1: TITLE COMMITMENT**

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

**NOTE:** The applicant has complied with this requirement.

**Item 2: SURVEY AND SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.

3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

**NOTE:** The applicant has complied with this requirement.

### **Item 3: ENVIRONMENTAL SITE ASSESSMENT**

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

**NOTE:** The applicant has complied with this requirement.

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

##### **Environmental**

##### **Findings 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**

##### **Findings 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 applicant has submitted landscape plans that provide . acres of landscape area which equates to 21.7% of the development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. Section 4.663.B., Land Development Regulations, Martin County, Fla. (2013).

In accordance with Section 4.663.B.1.a, Land Development Regulations, Martin County, Fla. (2013), one half of a Type 4 buffer, 20 foot is required along the east property line where the parcel is adjacent to an existing church classified as an institutional land use. When it was developed this church provided ½ of the Type 4 buffer and the balance was to be provided on the residential parcel when it was developed. Due to site size constraints this residential project has requested alternative compliance for provision of this buffer. The applicant has proposed



to provide 6 feet of buffer on the site and to supplement the buffer on the church property to provide sufficient opaqueness and screening. The 40 trees that would be required for ½ of a Type 4 Buffer have been provided on the residential parcel and 8 additional trees will be established within the church buffer where screening is limited. Four rows of staggered shrubs are also to be established between the two parcels.

Wherever new residential dwelling units are proposed to be located along any minor or major arterial road, excluding Community Redevelopment Overlay Districts, a Type 5 bufferyard shall be required to screen the view of the dwelling units from the street Section 4.663.B.2., Land Development Regulations, Martin County, Fla. (2013). C.R. 714 is classified as a major arterial road herefore a Type 5 buffer is required and has been provided.

Section 4.666.E. Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. To meet this requirement the applicant has submitted Landscape and Construction Plans to provide for preservation of 6 trees within proposed landscape buffers and other common areas. These protected trees include a 28 inch diameter pine tree located adjacent to the rear retention area; a wood retaining wall is to be constructed to protect the canopy zone from construction disturbance.

Where an applicant demonstrates that connection of stormwater management systems to a preserve area interface is impractical due to requirements in Article 4, Division 9 or other documentation as approved by the Growth Management Department Director, alternative compliance to this section may be provided. At a minimum, the stormwater management systems will be required to be planted with native plant material; the rear retention area has been planted with native grasses and supplemented with native trees along the perimeter.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

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

##### **Findings of Compliance:**

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

##### **Compliance with Adequate Public Facilities Ordinance:**

Staff has reviewed the Traffic Statement prepared by Captec Engineering, Inc., dated February 2019. Captec Engineering, Inc. stated that the site's maximum impact was assumed to be 19 directional trips during the PM peak hour. Staff finds that SW Martin Highway is the recipient of a majority of the generated trips. The generalized service capacity of SW Martin Highway is 2000. The project impact is 0.95% of the maximum volume of that roadway. SW Martin Highway is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2021).

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the accepted road facility) (Article 5, Division 1, Section 5.3).

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

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

***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:

Division 8 - Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and only fill will be brought onto the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development will retain the 25-year, 3-day storm event prior to discharging. The applicant proposed a stormwater system consisting of three dry detention areas on site. The applicant demonstrated the water quality volume is being met in the proposed dry detention areas prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: The proposed development is not within a Special Flood Hazard Area. The proposed finish floor elevation is 18.05-feet NAVD, which is at the approved minimum finished floor elevation of 18.05-feet NAVD; therefore, the applicant has demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 with the proposed parking.

Division 19 - Roadway Design: The applicant is not proposing to make modifications to the existing SW Martin Highway and has demonstrated compliance with the design of the proposed driveway connection; therefore, the applicant demonstrated compliance with the requirements in Division 19.

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

***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:**

The AutoCAD site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

The AutoCAD site plan was in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

***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 Protection**

**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**

**Finding of Compliance:**

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

**Emergency Preparedness**

The applicant has indicated that the project is not located within a storm surge zone pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016), which has been verified by the Emergency Management Department. Therefore, Emergency Management was not required to review this application.

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

**Findings of Compliance:**

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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

**Martin County Health Department**

**Findings of Compliance:**



The Health Department staff has reviewed the application for this project and finds it in compliance with the applicable Land Development Regulations.

### **Additional Information:**

#### **Information #1:**

##### **Community Pool Facility**

The project includes a proposed community pool facility. Please be advised that an application must be submitted and reviewed per Chapter 64E-9 FAC prior to building permit review. This includes submittal of construction plans to this office and the building department prior to commencement of construction. If you have any questions, please call Todd Reinhold or Nick Clifton with this office at (772) 221-4090.

### **Martin County School Board**

#### **Findings of Compliance:**

##### **School Concurrency**

The School Board staff has reviewed this application for compliance with Florida Statutes, Martin County code and School Board Policy. Analysis indicates that sufficient school capacity reservation will be available via transfer from the adjacent school zone. Therefore, the School Board has no objection to the proposed development. Please see the Concurrency Analysis provided as Exhibit 1.

#### ***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 following is a summary of the review for compliance with the standards contained in Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

##### **Potable water facilities**

Service provider - Martin County

Findings - Pending

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

##### **Sanitary sewer facilities**

Service provider - Martin County

Findings - Pending

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

##### **Solid waste facilities**

Findings – In Place

Source - Growth Management Department

##### **Stormwater management facilities**

Findings - Pending

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities  
Findings – In Place  
Source - Growth Management Department

Roads facilities  
Findings  
Findings - Pending  
Source - Engineering Department  
Reference - see Section K of this staff report

Public safety facilities  
Findings – N/A  
Source - Growth Management Department  
Reference - see Section P of this staff report

Public school facilities  
Findings - Comply  
Source - Growth Management Department  
Reference see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

#### ***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:**

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:**

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a certified letter stating that no title

transfer has occurred.

**Item #5:**

Original and one (1) copy of the current, staff approved, executed Unity of Title in standard County format. If there has been a property title transfer since the approval, provide a revised unity of title reflecting the new ownership.

**Item #6:**

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #7:**

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

**Item #8:**

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

**Item #9:**

One (1) digital copy of site plan in AutoCAD 2010 to 2017 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #10:**

Original of the construction schedule.

**Item #11:**

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #12:**

Two (2) originals of the cost estimate, on the county format which is available on the Martin County website, signed and sealed by the engineer of record licensed in the State of Florida.

**Item #13:**

A copy of the recorded drainage easement for the Danforth Creek Bank.

**Item #14:**

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

**Item #15:**

One blank disk or flash/thumb drive.

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

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to Martin County prior to scheduling the pre-construction meeting.

## ***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:	\$13,800.00	\$13,800.00	\$0.00
Inspection fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
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.

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

## **X. General application information**

Applicant: Palm City GA Homes, LLC  
Robert Johns  
1900 NE 16<sup>th</sup> Terrace  
Ft. Lauderdale, FL 33305  
(954) 444-8796  
[rj@guardianamerican.com](mailto:rj@guardianamerican.com)

Agent: Palm City GA Homes, LLC  
Robert Johns  
1900 NE 16<sup>th</sup> Terrace  
Ft. Lauderdale, FL 33305  
(954) 444-8796  
[rj@guardianamerican.com](mailto:rj@guardianamerican.com)

## **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**

**Exhibit 1:** School Concurrency Analysis



## Martin County School District CIP

### School Concurrency Determination

**Project:** Palm City Townhomes – PUD Master/ Final Site Plan  
**Date Received:** October 31, 2019  
**Project #:** P161-004  
**Owner/Applicant:** Palm City GA Homes  
**Location:** SW Mapp Rd., Palm City

**Planned Project Units:** 28 TH

#### Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	.100	3
Middle School:	.056	1
High School:	.073	2
SGR =	.229	6

#### Service Area Analysis

CSA	LOS	3 YR Added Capacity	Total LOS Capacity	Oct. 11, 19 Student Enrollment	Projects w/Reserved Capacity	This Project Demand	TOTAL Demand	Available Capacity
Palm City Zone - Elementary Palm City Elem, Bessey Creek, Citrus Grove,	2140	0	2140	1918	49	3	1970	170
Palm City Zone - Middle Hidden Oaks	1344	0	1344	1032	24	1	1057	287
Stuart Zone – High School Martin County High	2160	0	2160	2179	48	2	2229	<-50>
Jensen Beach – High School <u>Adjacent Zone</u>	1914	0	1914	1494	77	2	1573	341

**Concurrency Availability:** Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity exists at the Elementary and Middle grade levels, to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180. Although the Zoned High School is overcapacity, the Adjacent Zone does have capacity to fulfill this application.

**School Capacity:** This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final approval from the Martin County Growth Management Department. This concurrency reservation shall expire **three (3) years** from the date of issuance of this concurrency determination.

**Comments:** This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units.

**Letter of No Objection w/Conditions:** At this time we can provide a letter of no objection with the following conditions:

1. None

**School District Contact:** Kimberly Everman / Capital Planner- Projects Specialist

**Date Issued:** 11.01.19

**Telephone:** 772- 223-3105, Ext.134

**E-Mail:** [evermak@martin.k12.fl.us](mailto:evermak@martin.k12.fl.us)