



February 13, 2019
1746

Ms. Catherine Riiska, M.S., P.W.S.
Principal Planner
Growth Management Director
MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT
2401 SE Monterey Road
Stuart, Florida 34996
(772) 286-5667
criiska@martin.fl.us

RE: PALM CITY GA HOMES (FKA PALM BLUFF TOWNHOME)
APPLICATION NO. DEV2019010008
PROJECT NUMBER P161-004
APPLICATION FOR PUD ZONING MASTER AND FINAL SITE PLAN

Dear Ms. Riiska:

Our office is in receipt of your Completeness letter dated February 5, 2019 and received by our office on February 11, 2019.

ITEM 1: PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner that is the applicant for the project.

Comments: Please provide either a certificate of any property transfer or a statement that no transfer has occurred.

RESPONSE: See the attached original Certification that No Transfer has occurred. This item has been added to the CD.

ITEM 2: STORMWATER REPORT OR CALCULATIONS: A storm water management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Storm Water Management and Flood Protection Standards for Design and Review.

COMMENTS: Please provide an appropriately signed and sealed report.

RESPONSE: An appropriately signed and sealed report is attached.

Ms. Catherine Riiska, M.S., P.W.S.
Palm City GA Homes; Project No. P161-004
February 13, 2018
Page Two

ITEM 3: TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name address and certification of authorization of the engineering business.

Comments: Please update the buildout year.

RESPONSE: The Traffic Impact Analysis has been revised to reflect the updated buildout year of 2021.

ITEM 4: PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings.

Comments: Required to be submitted no later than 14 days prior to the first public hearing.

RESPONSE: A copy of the Certified List of property owners is enclosed with this submittal. The original will be emailed and hand delivered to you as soon as it is received via United States mail.

ITEM 5: DISCLOSURE OF INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3, LDR, MCC]

Comments: Please provide the original document, not a photocopy.

RESPONSE: The original Disclosure of Interest Affidavit Form is included in this submittal.

At this time, the full application is submitted with a copy of the completeness submittal letter; completeness acceptance letter; one set of 8-1/2" documents; and 2 sets of plans. Also provided is a bookmarked CD along with the application fee in the amount of \$13,800.00 made payable to the "Martin County Board of County Commissioners"

The applicant is in the process of having the sign placed on the property in accordance with Section 10.6, Article 10, Land Development Regulations. Documentation (photograph and Certification Letter) will be provided as soon as it is received.

Sincerely,



Joseph W. Capra, P.E.
President

JWC/kk
Attachments



February 1, 2019
1746

Ms. Nicki van Vonno
Growth Management Director
MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT
2401 SE Monterey Road
Stuart, Florida 34996
(772) 288-5520

RECEIVED

FEB 01 2019

GROWTH MANAGEMENT
DEPARTMENT

RE: PALM CITY GA HOMES (FKA PALM BLUFF TOWNHOME)
APPLICATION NO. DEV2019010008
PROJECT NUMBER P161-004
APPLICATION FOR PUD ZONING MASTER AND FINAL SITE PLAN
COMPLETENESS REVIEW SUBMITTAL AND RESPONSE

Dear Ms. van Vanno:

Our office is in receipt of your letter dated January 10, 2019 and in response, we have enclosed is one (1) original hard copy, two (2) sets of plans and (1) electronic file of the following documents in support of our request for Completeness Review along with a response to your comments:

- *Application Form and Checklist*
- *Affidavit*
- *Project Narrative with Utility Sources*
- *Completeness Review Fee in the amount of \$290 (check #1018) made payable to MCBOCC*
- *Letter of Authorization*
- *Recorded Deed*
- *No Property Transfer Statement*
- *Legal Description*
- *PUD Zoning Agreement (draft)*
- *Location Map with Aerial Photo*
- *Excavation Fill and Hauling Estimate (signed/sealed)*
- *Stormwater Report (signed/sealed)*
- *Stormwater Maintenance Plan (signed/sealed)*
- *Traffic Impact Analysis (signed/sealed)*
- *Fire Wildfire Scoresheet*
- *School Impact Worksheet*
- *Environmental Assessment*
- *PAMP*
- *Landscaping Alternative Compliance*

- **Utility Letters**
 - **Utilities Water and Wastewater Service Information Form**
 - **Agency Permits (Option 2)**
 - **Statements of Benefits**
 - **Future Land Use Map**
 - **Assessment Map**
 - **Boundary / Topographic / Tree Survey (signed/sealed and .dwg)**
 - **Proposed PUD Master/Final Site Plan (signed/sealed and .dwg)**
 - **Construction Plans (signed/sealed)**
 - **Lift Station Calculations**
 - **Floor Plans**
 - **Architectural Plans**
 - **Landscape Plan (signed/sealed)**
 - **Financial Disclosure**
-

Please note that the applicant is requesting a public facilities reservation.

The applicant also requests to rezone the property from RM-8 to a residential planned unit development.

The applicant selects **Option 2** and will submit all required federal, state and regional agency permits and approvals prior to the commencement of construction or development activities authorized by the County development order.

The project is proposed to be completed in a single phase.

***ITEM #1: APPLICATION:** Please use the new application form.*

Comments: Please submit a PUD Zoning Master / Final Site Plan application and checklist.

RESPONSE:

Submitted for review is the PUD Zoning Master / Final Site Plan application and checklist.

***ITEM #2: PROPERTY TRANSFER:** A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.*

Comments: Required. Please submit.

RESPONSE:

The certification for "No Property Transfer" is enclosed.

***ITEM #3: PUD ZONING AGREEMENT:** Provide proposed PUD Zoning Agreement.*

Comment: Required. Please submit.

RESPONSE:

Please find the attached drafted Planned Unit Development Zoning Agreement.

ITEM #4: ADEQUATE PUBLIC FACILITIES: *An adequate public facilities compliance statement; a reservation, deferral or an exemption.*

Comment: Please provide a statement as to whether an exemption, reservation or deferral is being requested.

RESPONSE:

The applicant request an adequate public facilities reservation.

ITEM #5: *A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.*

Comment: No additional fee is required when part of a development application. Please find the check In the amount of \$240.00 that you submitted for this purpose enclosed. It is not necessary.

RESPONSE:

Acknowledged and received.

ITEM #6: AGENCY PERMITS (OPTION ONE) *All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal state and regional permits and approvals prior to the issuance of a development order by the County.*

Comment: Please choose either Option 1 or Option 2, both cannot be applicable.

RESPONSE:

The new application reflects Option 2 as being selected.

ITEM #7: STATEMENT OF BENEFITS: *Proposed statement of Benefits.*

Comment: Required. Please provide.

RESPONSE:

The proposed Statement of Benefits is attached.

ITEM #8: FUTURE LAND USE MAP: *Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.*

Comment: Required. Please provide.

RESPONSE:

Acknowledged and received.

ITEM #9: PROPOSED PUD PETITION: *Proposed PUD zoning petition to amend the zoning atlas.*

Comment: Required. Please provide a statement in the application cover letter that states that the applicant is requesting to rezone the property from RM-8 to a residential planned unit development.

RESPONSE:

The applicant is requesting rezoning from RM-8 to residential planned unit development.

Item #10: PHASING PLAN: Phasing plan with timetable for completion of each phase, when applicable.

Comment: Required. Please provide a statement in the application cover letter that the project is proposed to be a single phase or provide a phasing plan.

RESPONSE:

The applicant is requesting a statement that the project will be a single phase project.

Item #11: PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings.

Comment: Required. Please provide.

RESPONSE:

A certified list of property owners will be provided at a later date.

Item #12: The proposed final site plan.

Comment: Please submit a PUD Master / Final Site Plan in hardcopy and pdf. The package appears to include a site plan for an unrelated project as a hardcopy.

RESPONSE:

A PUD Master / Final Site Plan in hardcopy and pdf are attached.

Item #13: The proposed final site plan.

Comment: Required. Please provide. If proposed as a single phase, please submit a "PUD Master / Final Site Plan."

RESPONSE:

A PUD Master / Final Site Plan in hardcopy and pdf are attached.

Upon a determination of completeness, we will submit the additional set of 24" x 36" plans for the application along with the application fee in the amount of \$9,127.00.

With the information provided, we feel we have addressed staff comments for unresolved issues. Should you need any additional information, please contact me.

Sincerely,



Joseph W. Capra, P.E.
Project Manager

JWC/gc



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH
STACEY HETHERINGTON
HAROLD E. JENKINS II
SARAH HEARD
EDWARD V. CIAMPI

Commissioner, District 1
Commissioner, District 2
Commissioner, District 3
Commissioner, District 4
Commissioner, District 5

TARYN KRYZDA, CPM County Administrator
KRISTA A. STOREY Acting County Attorney

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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February 5, 2019

Mr. Joseph Capra
Captec Engineering
301 N.W. Flagler Avenue
Stuart, FL 34994

Application No: DEV2019010008
Project Number: P161-004

RE: Completeness Review
Palm City GA Homes (FKA Palm Bluff Townhomes) PUD Zoning Master & Final Site Plan

Dear Mr. Capra,

The above referenced application has been determined to be complete for review by the County. Catherine Riiska will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to her attention.

Although the review was determined complete, the following items need additional attention.

Item #1: PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.

Comments: Please provide either a certificate of any property transfer or a statement that no transfer has occurred.

Item #2: STORMWATER REPORT OR CALCULATIONS: A storm water management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Storm water Management and Flood Protection Standards for Design and Review.

Comments: Please provide an appropriately signed and sealed report.

Item #3: TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

Comments: Please update the buildout year.

Item #4: PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings.

Comments: Required to be submitted no later than 14 days prior to the first public hearing.

Item #4: DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]

Comments: Please provide the original document, not a photocopy.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$13,800.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for this completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a copy of a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number P161-004 must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Nicki van Vonno, AICP
Growth Management Director

NvV:CR:kk

cc: Robert Johns, Palm City GA Homes LLC, 1900 NE 16th Terrace, Ft. Lauderdale, FL 33305



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

RECEIVED

FEB 01 2019

GROWTH MANAGEMENT
DEPARTMENT

DEVELOPMENT REVIEW APPLICATION

A. General Information:

1. Type of Application: PUD Zoning Master and Final Site Plan
2. Proposed Development's Name: Palm City GA Homes
3. Former Development's Name: N/A
4. Previous Project Number: N/A
5. Pre-Application Meeting Date: August 30, 2018
6. Property Owner:
Name or Company Name Palm City GA Homes, LLC
Company Representative Robert Johns
Address 1900 NE 16th Terrace
City Fort Lauderdale State Florida Zip 33305
Phone 954 - 444 - 8796 Fax - -
Email rj@guardianamerican.com
7. Agent: Same as the Property Owner
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone - - Fax - -
Email _____
8. Contract Purchaser: Not Applicable
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone - - Fax - -
Email _____
9. Land Planner: Not Applicable
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone - - Fax - -
Email _____

Select from the list
10. Landscape Architect:
Name or Company Name Mike Flaugh, Landscape Architect
Company Representative Mike Flaugh
Address 2877 East Ocean Boulevard
City Stuart State Florida Zip 34996
Phone 772 - 419 - 0024 Fax - -
Email mike@mikeflaughla.com

Select from the list
11. Surveyor:
Name or Company Name Engineering Design and Construction, Inc.
Company Representative Michael T. Owen, P.S.M.
Address 10250 SW Village Parkway, Suite 201
City Port St. Lucie State Florida Zip 34987
Phone 772 - 462 - 2455 Fax 772 - 462 - 2454
Email mikeowen@edc-inc.com

Select from the list
12. Civil Engineer:
Name or Company Name CAPTEC Engineering, Inc.
Company Representative Joseph W. Capra, P.E.
Address 301 NW Flagler Avenue
City Stuart State Florida Zip 34994
Phone 772 - 692 - 4344 Fax 772 - 692 - 4341
Email jcapra@gocaptec.com; copy to: htourjee@gocaptec.com; copy to: kkrumbholz@gocaptec.com

Select from the list
13. Traffic Engineer:
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list
14. Architect:
Name or Company Name N2 Architecture
Company Representative Niki Norton
Address 2081 SE Ocean Boulevard, Suite 1A
City Stuart State Florida Zip 34996
Phone 772 - 220 - 4411 Fax - -
Email niki@n2archdesign.com

Select from the list
15. Attorney:
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

16. Environmental Planner: Select from the list
Name or Company Name Ecological Consulting of Florida
Company Representative Chris Sopotnick
Address 4248 SE Commerce Avenue
City Stuart State Florida Zip 34997
Phone 772 - 220 - 7817 Fax - -
Email sopotnick@ecf-llc.com

17. Other Professional:
Name or Company Name
Company Representative
Address
City State Zip
Phone - - Fax - -
Email

18. Parcel Control Number(s):
24-38-40-000-003-00010-8
24-38-40-000-003-00020-6

19. Certifications by Professionals:

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.

☒ This box must be checked if the applicant waives the limitations.

B. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Robert W. Johns
Applicant's signature
Printed name Robert Johns as Manager PCGAH, LLC

1-17-19
Date

NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Broward

I hereby certify that the foregoing instrument was acknowledged before me this
17 day of January, 2019, by Robert W. Johnson.

He or she

☐ is personally known to me or ☒ has produced Florida Driver lic as
identification.

Tracey Burns

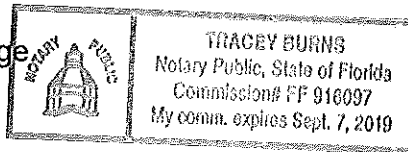
Notary public signature

Tracey Burns

Printed name

State of Florida

at-large





Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

P.U.D. Zoning Master & Final Site Plan

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- ☒ 1. APPLICATION: Please use the new application form.
[Application](#)
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission.
[Affidavit for digital submission](#)
- ☒ 3. If submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission.
[Digital website](#)
- ☒ 4. If submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
[Digital website](#)
- ☒ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
[Development review fee schedule](#)
- ☒ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.
- ☒ 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.
- ☒ 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.
- ☒ 11. PUD ZONING AGREEMENT: Provide proposed PUD Zoning Agreement.
- ☒ 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ☒ 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; a reservation, deferral or an exemption. - noted on the cover letter
- ☐ 14. If available, land dedication documentation.
- ☒ 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
[Excavation fill and hauling](#)

- ☒ 16. STORMWATER REPORT OR CALCULATIONS: A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- ☒ 17. STORMWATER MAINTENANCE PLAN: A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County. MARTIN COUNTY, FLA., LDR § 4.386
- ☒ 18. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☐ 19. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Map Zones 1, 2, or 3.
[Hurricane surge map](#)
- ☒ 20. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet.
[Wildfire risk assessment scoresheet](#)
- ☒ 21. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.
[School impact worksheet](#)
- ☒ 22. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property.
- ☐ 23. ENVIRONMENTAL WAIVER: Environmental waiver, when appropriate.
[Environmental waiver checklist](#)
- ☒ 24. PAMP: A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☒ 25. LANDSCAPING ALTERNATIVE COMPLIANCE: A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 26. A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE: A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 28. A CRA Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☒ 29. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 30. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☒ 31. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
- ☐ 32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)
- ☒ 33. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.

- ☐ 34. AGENCY PERMITS:(OPTION ONE) All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal, state and regional permits and approvals prior to the issuance of a development order by the County.
- ☒ 35. AGENCY PERMITS:(OPTION TWO) All required federal, state and regional agency permits and approvals, or applications for pending permits and approval. Submit all required federal, state and regional permits and approvals prior to the commencement of construction or development activities authorized by the County development order.
- ☒ 36. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined. - on location map
- ☒ 37. STATEMENT OF BENEFITS: Proposed statement of benefits.
- ☒ 38. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
- ☒ 39. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined. - noted on the cover
- ☒ 40. PROPOSED PUD PETITION: Proposed PUD zoning petition to amend the zoning atlas. - noted on cover
- ☒ 41. PHASING PLAN: Phasing plan with timetable for completion of each phase, when applicable.
- ☒ 42. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings. - to be submitted at a later date
- ☒ 43. Electronic files of the master and final site plan in AutoCAD 2004 to 2007 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 44. Electronic file of the boundary survey in AutoCAD 2004 to 2007 (.dwg) format.
- ☒ 45. A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 46. A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 47. The proposed final site plan.
[Site plan template](#)
- ☒ 48. Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ☒ 49. The proposed master site plan.
[Site plan template](#)
- ☒ 50. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 51. Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 52. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s).
- ☒ 53. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ☒ 54. A landscape plan.

☒ 55. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR.

[Section 4.666](#) - included on the Boundary & Topographic Survey

☒ 56. A lighting plan. - included on the Architectural drawings

☒ 57. Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]

[Licensed architect for commercial design](#)

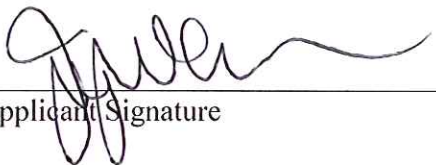
☒ 58. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]

[Disclosure of Interest Affidavit](#)



Martin County Development Review
Digital Submittal Affidavit

I, Joseph W. Capra, P.E., attest that the electronic version included for the project Palm City GA Homes is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

February 1, 2019
Date

PALM CITY GA HOMES, LLC
1900 NE 16TH Terrace
Fort Lauderdale, Florida 33305

January 16, 2019

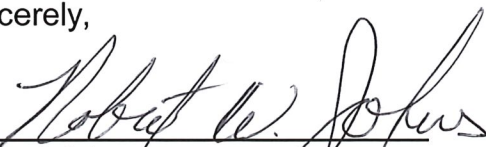
Ms. Nicki van Vonno
Director
Growth Management Department
Martin County
2401 SE Monterey Road
Stuart, Florida 34996

RE: Palm City GA Homes
Project No. P161-004

Dear Ms. van Vonno:

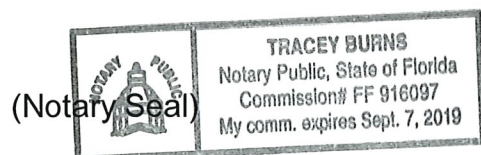
As owner of the property referenced above, please consider this correspondence formal authorization for CAPTEC Engineering, Inc., to represent Palm City GA Homes, LLC during the governmental review process of the PUD Final Site Plan Application.

Sincerely,


Robert Johns
Manager, Palm City GA Homes, LLC

STATE OF FLORIDA
COUNTY OF Broward

The foregoing was acknowledged before me this 17th day of January, 2018⁹,
by Robert W. Johns, Manager of Palm City GA Homes, LLC, a Florida limited
liability company. He [☒] is personally known to me or [☐] has produced Florida
Driver License as identification.



Tracey Burns
NOTARY PUBLIC
My Commission Expires:



NARRATIVE

FOR PALM CITY GA HOMES DECEMBER 28, 2018

Parcel Control Number: 24-38-40-000-003-00010-8
Property Address: 2810 SW Martin Highway
Palm City, Florida 34990

Parcel Control Number: 24-38-40-000-003-00020-6
Property Address: 2840 SW Martin Highway
Palm City, Florida 34990

The subject project is located in Palm City, on east-bound SW Martin Highway between SW Berry Avenue and SW High Meadow Avenue within Martin County, Florida. The 3.57-acre (+/-) Parcel has a Zoning designation of RM-8 and a Future Land Use designation of Medium Density.

The subject property (Parcel ID 24-38-40-000-003-00010-8 and Parcel ID 24-38-40-000-003-00020-6) is located on Martin Highway. The property is bordered to the north by S.W. Martin Highway / Hidden Oaks Middle School; to the south by Danforth Creek; to the east by a Florida Department of Transportation Drainage Pond; and to the west by Palm City Presbyterian Church. The property is zoned RM-8 Residential 16-8.8 with a future land use of Medium Density, Ord. 1006, CPA 16-1. The site is currently vacant.

- A 28-unit single family attached home development
- Two Story Buildings with Two Car Garages
- Zero Lot Lines
- Fee Simple
- Using Traditional Neighborhood Development (TND) Regulations

UTILITIES

- Utilities in the area include an existing 8" DIP Water Main on SW Martin Highway that is located on the North side of SW Martin Highway.
- An existing 8" PVC water main stub-out is located at the Northeast corner of the site from the water main that feeds the adjacent Church.
- An existing 10" PVC Force Main is located on the south side of SW Martin Highway in front of the property road with a 2" HDPE service teeing off to the Northeastern corner of the property. A private Lift Station will be provided for the site.

ACCESS

- The site is located directly across from Hidden Oaks Middle School where the speed limit is 35 MPH. There are 2 lanes in each direction with an existing left turn lane into the school.
- A turning lane is not expected to be necessary in this low speed zone for a 28-unit residential development.

DRAINAGE REQUIREMENTS

- A dry detention area is proposed on the triangular parcel of land directly south of the site for storm water management.
- This detention area will outfall into Danforth Creek, located south of the property.

LANDSCAPE REQUIREMENTS

- Tree removal will be required at all parking and structure locations.
- A 9,400 S.F. section of Upland Pine Preserve will be allocated on the west side.
- Major regrading will be required for the site.
- A Landscape Alternative Compliance is being requested for the buffer on the east side.

ZONING

- Site is located in RM-8 Medium Density Residential Zone
- Property to the west is located in A-1 Small Farms Zone. The property is used as a detention pond for the Department of Transportation.
- Property to the east is located in RE-2A Rural Density Zone. The property is the location of Palm City Presbyterian Church.



Recorded in Martin County, FL 8/13/2018 2:18 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$3,675.00
CFN#2710337 BK 3010 PG 320 PAGE 1 of 3

This instrument prepared by:

Josias N. Dewey, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

Real Property Tax Folio No.: 24-38-40-000-003-00010-8
Real Property Tax Folio No.: 24-38-40-000-003-00020-6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 10th day of August, 2018, by and between **PALM BLUFF, LLC**, a Florida limited liability company, with a mailing address: 900 SW 80 Ct. Miami, Florida 33144 (the, "Grantor"), and **PALM CITY GA HOMES, LLC**, a Florida limited liability company with a mailing address: 1900 NE 16 Terrace, Fort Lauderdale, Florida 33305 (together, "Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, and sells to Grantee, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY
THIS REFERENCE (the "Property").

SUBJECT TO comprehensive land use plans, zoning and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat and otherwise common to the subdivision; public utility easements and other matters of record, and taxes and assessments for 2018 and subsequent years, none of which shall be deemed to be reimposed by this instrument.

TOGETHER WITH, all rights of way, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the same unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor alone but against none other.

[Signature page for Special Warranty Deed to follow]


[Special Warranty Deed Signature Page]

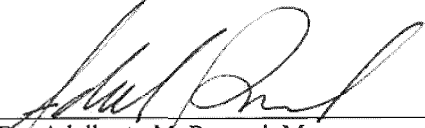
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

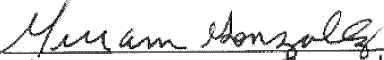
WITNESSES:

GRANTOR:

PALM BLUFF, LLC, a Florida limited liability company

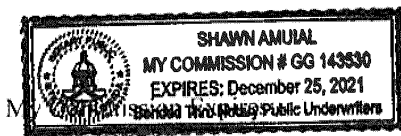

Print Name: Shawn Amual



By: Adalberto M. Pascual, Manager


Print Name: Miriam Gonzalez

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing Warranty Deed was acknowledged before me, a notary public, in the State and County aforesaid, on this 9 day of August, 2018, by Adalberto M. Pascual as Manager of Palm Bluff, LLC, a Florida limited liability company and on behalf of the Company. He is personally known to me, or has produced _____ as identification.




NOTARY PUBLIC, State of Florida

(Typed, printed or stamped name of notary public)

EXHIBIT "A"

Legal Description

Parcel 1:

The West 100 feet of Tract 3, Section 24, Township 38 South, Range 40 East, PALM CITY FARMS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 42, Public Records of Palm Beach (now Martin) County, Florida; the land hereby conveyed is more particularly described as follows:

Commencing at a stake in the Northwest corner of said Tract 3; thence run East 100 feet to a stake; thence run South 662.4 feet to a stake in the South line of said Tract 3; thence run West 100 feet to a stake in the Southwest corner of said Tract 3; thence run North 662.4 feet to the place of beginning.

Excepting therefrom the Right-of-Way of State Road 714.

AND

Parcel 2:

The East 100 feet of the West 200 feet, less the North 35 feet of Tract 3, Section 24, Township 38 South, Range 40 East, PALM CITY FARMS, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 42, Public Records of Palm Beach (now Martin) County, Florida; the land hereby conveyed is more particularly described as follows:

Commence at a point on the West line of Tract 14, Section 24, Township 38 South, Range 40 East, Palm City Farms, according to the Plat thereof recorded in Plat Book 6, Page 42, Palm Beach (now Martin) County, Florida Public Records; which is 154 feet South of the Northwest corner of said Tract 14; thence proceed North on the West line of said Tract 14 to the Northwest corner of said Tract 14; thence run East along the North line of said Tract 14 to a point that is 227 feet West of the Northeast corner of said Tract 14; thence run in a Southwesterly direction in a straight line to the point or place of beginning; the said tract so described being triangular in nature and generally lying Northerly of a drainage ditch now existing on said property.

LESS AND EXCEPT:

Parcel No. 103:

A portion of the West 200.00 feet of Tract 3, PALM CITY FARMS, according to the plat thereof, as recorded in Plat Book 6, Page 42 of the Public Records of Palm Beach (now Martin) County, Florida, lying in Section 24, Township 38 South, Range 40 East, Martin County, Florida, as shown on the Florida Department of Transportation Right of Way map of County Road 714, Item/Segment No. 2309782, Section 89000-2602; said portion more particularly described as follows:

Commence at the north quarter corner of said Section 24, said corner being on the Baseline Survey of said County Road 714 (S.W. Martin Highway/S.W. 36th Street); thence South 89°42'39" East, 678.25 feet along said Baseline Survey; thence South 00°17'21" West, 50.00 feet to the south Existing Right of Way line of said County Road 714 and the POINT OF BEGINNING; thence South 89°42'39" East, 200.00 feet along said south Existing Right of Way line; thence South 00°06'49" West, 8.75 feet; thence North 89°42'39" West, 200.00 feet to a point on the west line of said Tract 3; thence North 00°06'49" East, 8.75 feet to the POINT OF BEGINNING.

Certification of No Property Transfer

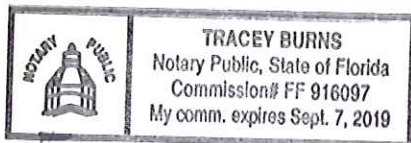
I certify there has been no transfer of the subject property since the Special Warranty Deed into Palm City GA Homes, LLC was recorded in the Martin County Public Records.

DATED THIS 01ST DAY OF February, 2019.

Robert W. Johns
Robert Johns

STATE OF FLORIDA
COUNTY OF Broward

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 01ST
DAY OF February, 2019 BY ROBERT JOHNS, WHO [] IS
PERSONALLY KNOWN TO ME OR [] HAS PRODUCED FLORIDA DRIVERS LICENSE
AS IDENTIFICATION.



Tracey Burns.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/19

PALM CITY GA HOMES LEGAL DESCRIPTION

PARCEL 1: PARCEL ID 24-38-40-000-003-00010-8

THE WEST 100 FEET OF TRACT 3, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THE LAND HEREBY CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STAKE IN THE NORTHWEST CORNER OF SAID TRACT 3; THENCE RUN EAST 100 FEET TO A STAKE; THENCE RUN SOUTH 662.4 FEET TO A STAKE IN THE SOUTH LINE OF SAID TRACT 3; THENCE RUN WEST 100 FEET TO A STAKE IN THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE RUN NORTH 662.4 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE RIGHT-OF-WAY OF STATE ROAD 714.

AND

PARCEL 2: PARCEL ID 24-38-40-000-003-00020-6

THE EAST 100 FEET OF THE WEST 200 FEET, LESS THE NORTH 35 FEET OF TRACT 3, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THE LAND HEREBY CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE WEST LINE OF TRACT 14, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; WHICH IS 154 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 14; THENCE PROCEED NORTH ON THE WEST LINE OF SAID TRACT 14 TO THE NORTHWEST CORNER OF SAID TRACT 14; THENCE RUN EAST ALONG THE NORTH LINE OF SAID TRACT 14 TO A POINT THAT IS 227 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 14; THENCE RUN IN A SOUTHWESTERLY DIRECTION IN A STRAIGHT LINE TO THE POINT OR PLACE OF BEGINNING; THE SAID TRACT SO DESCRIBED BEING TRIANGULAR IN NATURE AND GENERALLY LYING NORTHERLY OF A DRAINAGE DITCH NOW EXISTING ON SAID PROPERTY.

LESS AND EXCEPT: PARCEL NO. 103

A PORTION OF THE WEST 200.00 FEET OF TRACT 3, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF COUNTY ROAD 714, ITEM/SEGMENT NO. 2309782, SECTION 89000-2602; SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 24, SAID CORNER BEING ON THE BASELINE SURVEY OF SAID COUNTY ROAD 714 (S.W. MARTIN HIGHWAY/S.W. 36TH STREET); THENCE SOUTH 89°42'39" EAST, 678.25 FEET ALONG SAID BASELINE SURVEY; THENCE SOUTH 00°17'21" WEST, 50.00 FEET TO THE SOUTH EXISTING RIGHT OF WAY LINE OF SAID COUNTY ROAD 714 AND THE POINT OF BEGINNING; THENCE SOUTH 89°42'39" EAST, 200.00 FEET ALONG SAID SOUTH EXISTING RIGHT OF WAY LINE; THENCE SOUTH 00°06'49" WEST, 8.75 FEET; THENCE NORTH 89°42'39" WEST, 200.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 3; THENCE NORTH 00°06'49" EAST, 8.75 FEET THE POINT OF BEGINNING.