



lucido&associates

TRANSMITTAL

Date:	June 19, 2020		
To:	Pete Walden, Principal Planner		
From:	Morris Crady <i>[Signature]</i>		
Subject:	The Preserve at Park Trace County Project Number: V038-002	Project No.	19-290

In response to the attached completeness letter dated June 12,2020, please find enclosed the application fee check in the amount of \$13,800.00, the original application package, an additional set of the 24x36 plans, and a CD with PDF copies of the application.

The items needing additional attention have been addressed as follows:

Item #1: SURVEY

RESPONSE: The propose project is bordered primarily by existing wetlands over which development is not proposed and there will be no disturbances. Current survey limits extends 40-80' around the property boundary. These limits are in addition to the existing perimeter wetlands and their 50' upland buffers around most of the project area which is primarily concentrated to the interior of the property. These limits of survey have been reviewed by the team design consultants and has been deemed suitable for design of all facets of the project including grading, drainage, utilities, access, and environmental. South Florida Water Management District (SFWMD) permits have been review along with Martin County DEM Lidar data to determine drainage basin limits for off-site contributing areas from the north, east, and west. The southern limits of the project drain south into the Atlantic Ridge Preserve and will not be affected by this project. The proposed project has been designed to accept and/or bypass the corresponding off-site flows. The project does not depend or propose impact to any off-site area that is outside of the current limits of survey which includes the Cove Road right-of-way.

Item #2: STORMWATER REPORT OR CALCULATIONS

RESPONSE: See original signed/sealed stormwater report enclosed.

Item #3: ENVIRONMENTAL WAIVER

RESPONSE: See \$440.00 application fee and environmental waiver application enclosed.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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

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June 12, 2020

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Application No: DEV2020060003
Project Number: V038-002

RE: Completeness Review
THE PRESERVE AT PARK TRACE (FKA VIA CLAUDIA) PUD ZONING MASTER & FINAL SITE PLAN

Dear Mr. Crady:

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

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

Item #1: SURVEY: 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.

Comments: Please extend the topographic survey beyond the property lines and label the survey as "Boundary and Topographic Survey".

Item #2: 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.

Comments: Provide the original signed & sealed stormwater management report.

Item #3: ENVIRONMENTAL WAIVER: Environmental waiver, when appropriate. (Separate fee required, see fee schedule)

Comments: Please provide the environmental waiver application with the fee of \$440.00 for the access through the wetlands.

You may review the application on-line at <https://aca3.accela.com/martinco>. Select Search Development Review and enter the Record Number above.

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 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 completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **V038-002** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., 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,



Paul Schilling
Growth Management Director

PS:PW:kk

cc: Via Claudia Investments, LLC, 55 SE Osceola Street, Ste. 200, Stuart, FL 34994



June 1, 2020

HAND DELIVERY

Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: The Preserve at Park Trace (fka Via Claudia) – Application for Rezoning from RE-1/2A to PUD and Master/Final Site Plan Approval with Public Facilities Reservation (Our ref. #19-290)

Dear Paul:

On behalf of the property owner, Via Claudia Investments, LLC and the contract purchaser, DR Horton, we are pleased to submit this application for a PUD Agreement and master/final site plan approval.

As more particularly described in the enclosed project narrative, the +/- 100-acre subject property is located within the Primary Urban Service District, south of Cove Road between the Summerfield Golf Club PUD and the recently approved Cove Royale PUD. It is designated for Estate Density future land use (up to 2 units per acre) and currently zoned RE-1/2A. The property has approximately 400 feet of frontage on Cove Road directly across from the intersection of Willoughby Boulevard.

The proposed project consists of 114 single family lots clustered around preserve areas, lakes and dry retention areas that will be enhanced and maintained with native landscaping. The proposed density of 1.14 units per acres represents approximately 57% of the maximum allowable density and is consistent with the Estate Density future land use and the densities approved within the adjoining Summerfield PUD and Cove Royale PUD.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials:

- The completed application form;
- Affidavit for digital submittal;
- Project narrative;
- Owner's notarized power of attorney for representation by Lucido & Associates;
- Disclosure of Interest Affidavit;
- The recorded deed reflecting Via Claudia Investments, LLC as the owner;
- No property transfer statement;
- The legal description;
- PUD Zoning Agreement;
- PUD Statement of Benefits;
- Aerial map;
- Location/parcel assessment map;
- Future land use map;
- Zoning map;

- Signed & sealed Engineer's Opinion of Probable Excavation, Fill & Hauling;
- Signed & sealed Stormwater Report;
- Signed & sealed Stormwater Maintenance Plan;
- Signed & sealed Traffic Impact Analysis;
- Wildfire score sheet;
- School impact worksheet including exhibits;
- Preserve Area Management Plan (PAMP) including environmental assessment and environmental waiver;
- Utility service letters;
- Water/wastewater service agreement information form;
- The proposed water sources;
- Utilities-related calculations (i.e. lift station);
- Signed & sealed boundary, topo and wetland survey, and electronic copy of same;
- The proposed master/final site plan, and electronic copy of same;
- The proposed landscape plans including protected tree survey;
- Land clearing page; and
- Signed & sealed construction plans.

Exceptions to Standard Application Checklist:

Evacuation plan - Not applicable. The property is not located in a hurricane surge area.

Landscape alternative compliance – Not proposed or required.

CRA alternative compliance – Not located within a CRA.

Utility certification – Not applicable. Martin County is water/wastewater utility provider.

Groundwater model – Not applicable. Potable water and irrigation water on lots to be provided by Martin County Utilities. Irrigation water for common areas to be provided by permitted well less than 3 MGM (or 100,000 GPD).

Phasing Plan – The project will be constructed in one phase.

Architectural drawings and floor plans – Not required for single family residential projects.

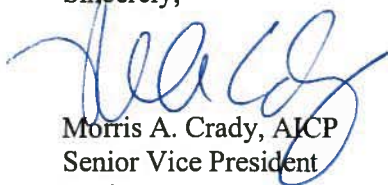
Lighting plan – Not required for single family residential projects.

List of surrounding property owners – To be provided prior to the public hearing.

Upon your determination of completeness, we will install the notice sign and submit the required application fee of \$13,800.00 along with the additional sets of 24x36 plans to begin the development review process.

If you have any questions or comments, please do not hesitate to contact me or Shirley Lyders.

Sincerely,



Morris A. Crady, AICP
Senior Vice President
Encl.

Copy to: Client and Team Members (w/o encl.)



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

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: PUD Zoning Master & Final Site Plan

Name or Title of Proposed Project: The Preserve at Park Trace PUD

Brief Project Description:

See project narrative

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** 11-21-19

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: V038-001

Previous Project Name if applicable: _____

Parcel Control Number(s)

<u>34-38-41-000-000-00011-0</u>	_____
<u>34-38-41-001-000-00270-5</u>	_____
<u>34-38-41-001-000-00280-3</u>	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Via Claudia Investments, LLC

Company Representative: John E. Maiucci, Managing Member

Address: 55 SE Osceola Street, Suite 200

City: Stuart, **State:** FL **Zip:** 34994

Phone: 772-221-0333 **Email:** maiucci@aol.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): D.R. Horton, Inc.

Company Representative: Paul Quinn

Address: 6123 Lyons Road

City: Coconut Creek, State: FL Zip: 33073

Phone: 954-949-3000 Email: pquinn@drhorton.com

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): Same as applicant

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): GeoPoint Surveying, Inc.

Company Representative: Joe Rager

Address: 4152 W. Blue Heron Blvd., Suite 105

City: Riviera Beach, State: FL Zip: 33404

Phone: 561-444-2720 Email: joer@geopointsurvey.com

Civil Engineer (Name or Company): EDC

Company Representative: David Baggett

Address: 10250 SW Village Parkway, Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-462-2455 Email: davidbaggett@edc-inc.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Susan O'Rourke, PE, Inc.
Company Representative: Susan O'Rourke
Address: 969 SE Federal Highway, Suite 402
City: Stuart, State: FL Zip: 34994
Phone: 772-781-7918 Email: seorourke@comcast.net

Architect (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Attorney (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Environmental Planner (Name or Company): EW Consultants
Company Representative: Paul Ezzo
Address: 1000 SE Monterey Commons Blvd., Suite 208
City: Stuart, State: FL Zip: 34996
Phone: 772-287-8771 Email: pezzo@ewconsultants.com

Other Professional (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

D. Certification 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. **(125.022(1), Fla. Stat.)**

This box must be check if the applicant waives the limitations.

E. 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.

Morris A. Crady
Applicant Signature

5-28-2020
Date

Morris A. Crady
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

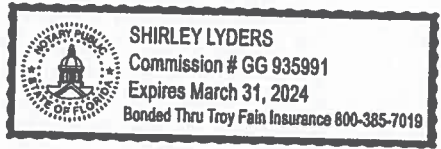
I hereby certify that the foregoing instrument was acknowledged before me this 28th day of May, 2020, by Morris A. Crady.

He or She is personally known to me or has produced _____ as identification.

Shirley Lyders
Notary Public Signature

Shirley Lyders
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

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project The Preserve at Park Trace PUD 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.

M. Crady
 Applicant Signature

5-28-2020
 Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 28th day of May, 20 20, by Morris A. Crady.

He or She is personally known to me or has produced _____ as identification.

Shirley Lyders
 Notary Public Signature

Shirley Lyders
 Printed name

STATE OF: FLORIDA at-large





PROJECT NARRATIVE
The Preserve at Park Trace (fka Via Claudia)
PUD Master and Final Site Plan Application
May 30, 2020

The +/- 100-acre subject property is located within the Primary Urban Service District, south of Cove Road between Summerfield Golf Club PUD and the recently approved Cove Royale PUD. It is designated for Estate Density future land use (up to 2 units per acre) and currently zoned RE-1/2A. The property has approximately 400 feet of frontage on Cove Road directly across from the intersection of Willoughby Boulevard.

The property to the west consists of the Cove Royale PUD, which consists of a 119-unit single family residential community that was recently approved under the same land use and zoning as the subject property. The property to the east consists of the Summerfield PUD, which includes a public golf course and surrounding single family residential communities clustered around the golf course and preserve areas. The property to the south consists of the Atlantic Ridge Preserve State Park, and the properties to the north include a catholic church on approximately 20 acres, and single family residences on approximately 5-acre parcels with direct access to Cove Road.

The proposed project site is undeveloped and contains approximately 36 acres of wetlands that will be protected with a minimum 50' buffer in accordance with Martin County's wetland protection requirements. The balance of the site consists of relatively undisturbed pine flatwoods. A minimum of 25% of the pine flatwoods habitat will be set aside as preserve areas including buffers along the south property line, which border the Atlantic Ridge State Park. Additional upland preserves and expanded wetland buffers have been provided as a public benefit.

The proposed project consists of 114 single family home sites clustered around preserve areas, lakes and stormwater treatment areas (dry retention areas landscaped with native plants to blend in with the adjacent preserve areas). The proposed density of 1.14 units per acres represents approximately 57% of the maximum allowable density and is consistent with the densities allowed within the adjoining Summerfield and Cove Royale PUDs.

Primary access to the property is provided by way of intersection improvements to Cove Road and Willoughby Boulevard. Because there is no upland alternative, access into the usable area of the site will require a wetland waiver for access as described in the PAMP. The proposed alignment has been shown in the least damaging location and additional wetlands have been created as mitigation in strict accordance with Martin County's wetland protection requirements. The created wetland areas is proposed in an area of uplands near Cove Road that is heavily impacted by exotic plants, namely Brazilian pepper.

The Cove Road improvements will include the extension of the public sidewalk on the south side of the right-of-way, approximately 3,000 feet west, to connect to the sidewalk to be constructed by the Cove Royale PUD, which together will provide safe pedestrian access to the existing schools and other facilities located on the south side of Cove Road.

The project has a provision in the PUD to accept Irrigation Quality (IQ) water from Martin County, if available. Irrigation water will otherwise be provided by way of surface water withdrawals permitted by the South Florida Water Management District.

Potable water and wastewater treatment services will be provided by Martin County Utilities.

Via Claudia Investments, LLC
55 SE Osceola Street, Suite 200
Stuart, Florida 34994

February 6, 2020

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN #: 34-38-41-000-00011-0
34-38-41-001-000-00270-5
34-38-41-001-000-00280-3

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Via Claudia Investments, LLC** during the governmental review process of the development application.

Sincerely,

VIA CLAUDIA INVESTMENTS, LLC,
a Florida limited liability company

By: 
John E. Maiucci, Managing Member

STATE OF Florida
COUNTY OF Martin

The foregoing was acknowledged before me this 11 day of February, 2020,
by John E. Maiucci, Managing Member of VIA CLAUDIA INVESTMENTS, LLC, a
Florida limited liability company. He [] is personally known to me or [] has produced
_____ as identification.


NOTARY PUBLIC
My Commission Expires:

(Notarial Seal)

