



## Agenda Item Summary

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**File ID:** 23-0302

**DPQJ-1**

**Meeting Date:** 3/21/2023

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**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**REQUEST PLAT APPROVAL FOR THE MAGNOLIA RIDGE OF PALM CITY PLANNED UNIT DEVELOPMENT (PUD) (P161-005)**

**EXECUTIVE SUMMARY:**

This is a request by Palm City GA Homes, LLC for approval of a plat for a 28-lot residential townhome subdivision with associated infrastructure on approximately 3.56 acres. The subject site is 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 exemption.

**DEPARTMENT:** Growth Management

**PREPARED BY:** **Name:** Brian Elam  
**Title:** Principal Planner

**REQUESTED BY:** Palm City GA Homes, LLC

**PRESET:**

**PROCEDURES:** None

**BACKGROUND/RELATED STRATEGIC GOAL:**

This is a request by Palm City GA Homes, LLC for approval of a plat for a 28-lot residential townhome subdivision with associated infrastructure on approximately 3.56 acres. The subject site is 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 exemption.

The Magnolia Ridge of Palm City PUD Zoning Agreement and master/final site plan were approved June 16, 2020 by the Board of County Commissioners.

As a result of the review of the plat application, minor technical adjustments were required to the previously approved master/final site plan. As a result, the PUD Zoning Agreement needs to be amended to revise the master/final site plan. The proposed First Amendment to the Magnolia Ridge at Palm City PUD Zoning Agreement that consists of a revised Exhibit D, Master/Final Site Plan is attached for approval.

Pursuant to Article 10, Land Development Regulations (LDR), Martin County Code, review of this

application by the Local Planning Agency was not required. Final action on this application is required by the Board in a public meeting pursuant to Table 10.5.F.9, LDR, Martin County Code.

The following supporting materials are provided attached to this agenda item:

Staff Report

Plat

Draft Contract and Surety

Engineer's Opinion of Probable Costs

Approved Master and Final Site Plan

Revised Master and Final Site Plan

First Amendment to Magnolia Ridge of Palm City PUD Zoning Agreement

Application Materials

Disclosure of Interest

Sign Certification

Staff Presentation

### **ISSUES:**

None

### **LEGAL SUFFICIENCY REVIEW:**

Because this request involves the application of a policy specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

### **RECOMMENDED ACTION:**

#### **RECOMMENDATION**

1. Move that the Board receive and file the agenda item and staff report as Exhibit 1.
2. Move that the Board approve the plat for Magnolia Ridge including the Contract for Construction of Required Improvements and Infrastructure.
3. Move that the Board approve the First Amendment to the Magnolia Ridge at Palm City PUD Zoning Agreement.

#### **ALTERNATIVE RECOMMENDATIONS**

None

### **FISCAL IMPACT:**

#### **RECOMMENDATION**

The applicant has paid the \$16,600 application fee and the \$290 completeness fee.

#### **ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

- ☐ Budget Transfer / Amendment   ☐ Chair Letter   ☒ Contract / Agreement  
☐ Grant / Application   ☐ Notice   ☐ Ordinance   ☐ Resolution  
☒ Other:   Contract to complete and surety.

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