



## Agenda Item Summary

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**File ID:** 23-0573

**DPQJ-2**

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

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**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**REQUEST PLAT APPROVAL FOR THE WILLOUGHBY TOWNHOMES PUD PROJECT (W096-003)**

**EXECUTIVE SUMMARY:**

This is a request by Meritage Homes of Florida, Inc. for approval of a plat, consistent with the master/final site plan of a residential major development consisting of 117 townhome units and associated infrastructure on 18.37 acres, resulting in a gross residential density of 6.4 units per acre. The subject site is located on the NE corner at the intersection of SE Salerno Road and SE Willoughby Boulevard in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

**DEPARTMENT:** Growth Management

**PREPARED BY:** **Name:** Peter Walden  
**Title:** Deputy Growth Management Director

**REQUESTED BY:** Lucido and Associates, Morris A. Crady, AICP

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

The Willoughby Townhomes PUD Zoning Agreement and master site plan were approved on April 22, 2022. The final site plan for the Willoughby Townhomes project was approved on October 18, 2022.

The development proposes a primary access from SE Darling Street to the north and a proposed emergency and pedestrian access to the south along SE Salerno Road. The development is located within the Primary Urban Services District and will be serviced by Martin County Utilities for potable water and wastewater services.

As a result of the review of the plat application, minor technical adjustments were required to the previously approved final site plan for the project to ensure consistency with the plat in accordance with Section 10.5.F.6(e), Land Development Regulations (LDR), Martin County Code.

Pursuant to Section 10.5.F., LDR, a review of this application by the Local Planning Agency is not required.

The following supporting documents are attached:

Staff Report  
Plat  
Contract and EOPC  
Surety  
Resolution for Revised Final Site Plan  
Revised Final Site Plan  
Approved Final Site Plan  
Application Materials  
Disclosure of Interest  
Sign Certification  
Resolution to Deny  
Staff Presentation

**ISSUES:**

None

**LEGAL SUFFICIENCY REVIEW:**

Because this request involves the application of a policy to a 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 based on a correct application of the law and competent substantial evidence in the record.

**RECOMMENDED ACTION:**

**RECOMMENDATION**

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board approve the Plat for the Willoughby Townhomes PUD project, including the Contract for Completion of Required Improvements and Infrastructure, and the Revised Final Site Plan.

**ALTERNATIVE RECOMMENDATIONS**

None

**FISCAL IMPACT:**

**RECOMMENDATION**

The applicant has paid the \$16,600.00 fee and the \$290.00 completeness fee.

**ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

- ☐ Budget Transfer / Amendment   ☐ Chair Letter   ☒ Contract / Agreement  
☐ Grant / Application   ☐ Notice   ☐ Ordinance   ☒ Resolution  
☐ Other:

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