



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

SALERNO RESERVE AT SHOWCASE PUD PHASE 2, PLAT

Applicant:	Tamarack Land – Salerno Reserve, LLC (Brian Theis)
Property Owner:	Tamarack Land – Salerno Reserve, LLC
Agent for the Applicant:	Michael B. Schorah & Associates, Inc.
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C140-013
Record Number:	DEV2022090008
Report Number:	2023_0613_C140-013_DRT_STAFF_FINAL
Application Received:	10/18/2022
Transmitted:	10/20/2022
Date of Report:	12/05/2022
Application Received:	03/02/2023
Transmitted:	03/06/2023
Date of Report:	04/06/2023
Application Received:	04/26/2023
Transmitted:	04/28/2023
Date of Report:	06/13/2023

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

B. Project description and analysis

This is a request by Tamarack Land – Salerno Reserve, LLC for approval of the Showcase PUD Phase 2 plat. Phase 2 consists of 88 townhome lots on approximately 10.72 acres and is located at 371 SE Cove Road in Stuart. Included in this application is a request for a certificate of public facilities exemption.

The primary access to the Phase 2 site is via SE Cove Road. The project is located in the primary urban services district and will be provided water and wastewater services by Martin County Utilities. The property has a low-density future land use designation allowing up to 5 units per acre.

The Showcase PUD zoning agreement including a Master Site Plan and Phasing Plan were approved by the Board of County Commissioners (BCC) on July 14th, 2020. Pursuant to Division 21, Article 4, Land

Development Regulations (LDR), Martin County, Fla. (2017), the Plat must be consistent with the approved final site plan.

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:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Non-Comply
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Review	Stephanie Piche	772-223-4858	N/A
N	Electronic File Submission Review	Emily Kohler	772-288-5692	N/A
N	Addressing Review	Emily Kohler	772-288-5692	N/A
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	N/A
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Exempt

D. Review Board action

This application complies with the requirements for processing a Plat, pursuant to Section 10.2.F., LDR, Martin County, Fla. (2019). As such, final action on this application will be taken by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9., Section 10.5.F., 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 is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

E. Location and site information

Parcel number(s): 55-38-41-000-043-00020-4
Address: 6766 SE Lost Pine Drive, Stuart, FL
Existing Zoning: PUD, Planned Unit Development
Future Land Use: Low Density

Figure 1 Location Map



Figure 2 2021 Aerial



Figure 3 Subject Property Future Land Use

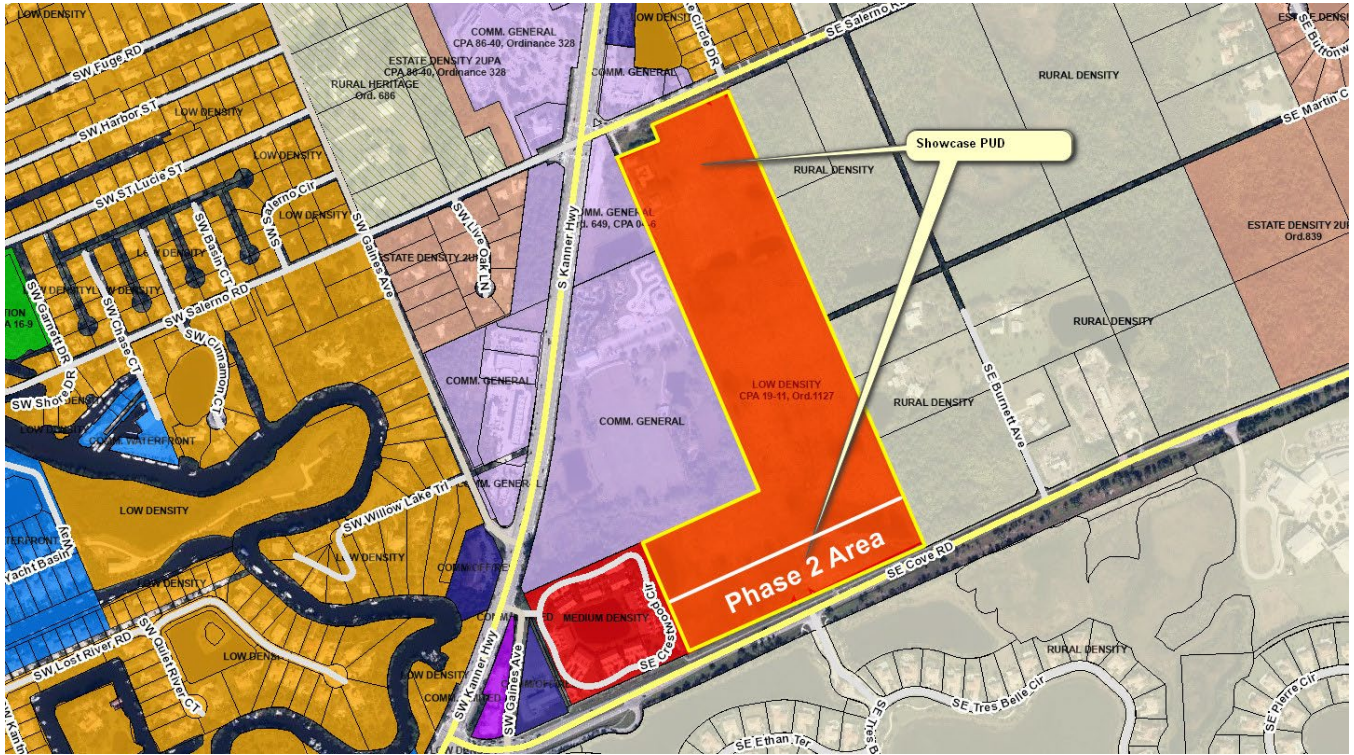


Figure 4 Subject Property Zoning Atlas

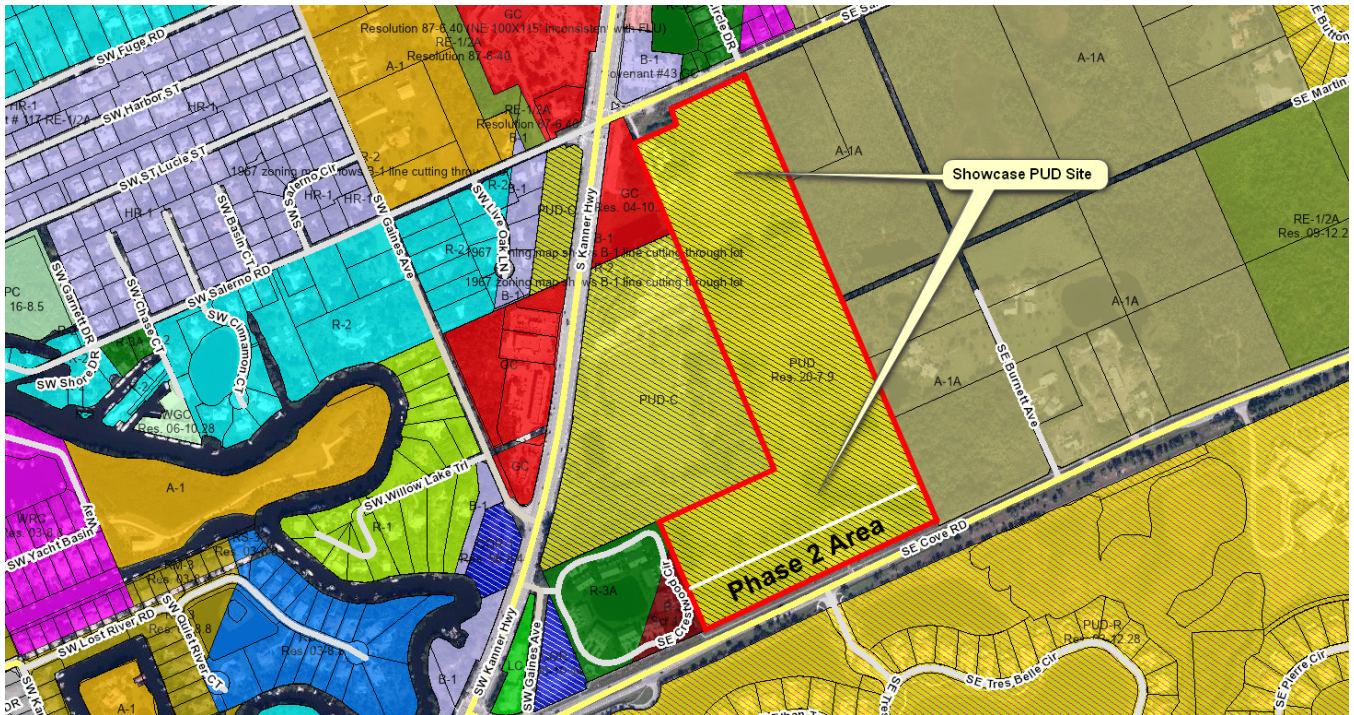


Figure 5 Proposed Showcase PUD Development



F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department

Unresolved Issues:

Generic Comp Plan Compliance - GMD

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved MARTIN COUNTY, FLA., CGMP POLICY 4.1A.1. (2016).

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 all applicable regulations. There are no unresolved land use, zoning or procedural requirements issues associated with this application.

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

Commercial Design

The proposed project is for a residential use and 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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

J. Determination of compliance with environmental and landscaping requirements – Growth Management

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.

Landscaping

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it generally in compliance with the applicable Land Development Regulations Article 12, Division 4 – Section 12.4.09 - Old Palm City Redevelopment Overlay District. [2020].

The plat layout is consistent with the approved final site plan and approved development order. The survey provides for required areas of landscape and buffering.

K. Determination of compliance with transportation requirements – Engineering Department

N/A - These development standards were applied during staff review of the final site plan, with which the plat must be consistent.

L. Determination of compliance with county surveyor - Engineering Department

Unresolved Issues:

Item #1

Platted lines must conform to the following criteria:

1. Non-curved lines shall include the distances angles, and bearings or azimuths.
2. Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated. Direction of non-radial lines shall be indicated.
3. Sufficient angles, bearings, or azimuth to show direction of all lines shall be shown, and all bearings, angles, or azimuth shall be shown to the nearest second of arc.
4. The centerlines of all streets shall be shown as follows: noncurved lines: distances together with either angles, bearings, or azimuths; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths.

A tabular form may be used to display the information, to be included on the sheet to which it pertains.

(Ch 177.091.(20-22), Part I, F.S.; Sec. 4.912.C.8a,b & c)

Remedy/Suggestion/Clarification

Correct the overall distance on the westerly side of Tract “O-5”. (See Plat Redline)

Item #2

Boundary Survey:

Remedy/Suggestion/Clarification:

1. Surveyors Notes: See redlined copy of the survey and the comments on Item #6 of the notes and revise the statement accordingly.
2. Sheets 2 & 3: Add record information where missing, PCN Data, and correct various drafting comments as noted on said redlines.

Item #3

PRM inspection:

Remedy/Suggestion/Clarification:

Please provide a Field Inspection Request for inspection of all PRM’s and lot/tract corners as soon as possible. This can potentially delay the Post Approval process.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Department

N/A - Engineering requirements are reviewed in conjunction with the Final Site Plan, with which this plat must be consistent. There are no changes proposed to the Final Site Plan, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2016). Therefore, the Engineering Reviewer was not required to review this application.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Department

Electronic Files

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Addressing

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds the Plat in compliance with Martin County's requirements for water and wastewater level of service.

Wellfield and Groundwater

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

N/A - These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

Emergency Management

N/A - These development standards were applied during staff review of the final site plan, with which the plat must be consistent. MARTIN COUNTY CODE, FLA., LDR, SECTION 10.1.F AND ARTICLE 4, DIVISION 21 (2016)

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

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Martin County Health Department

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Martin County School Board

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

S. Determination of compliance with legal requirements – County Attorney’s Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirement – responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities.
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more.
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan.
- D. Boundary plats which permit no site development.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

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. Submit a copy of the Post Approval Requirements List.

Item #2

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 #3

One (1) paper 24" x 36" copy of the approved plat.

Item #4

A completed Notice of Subdivision Plat Filing Form to be forwarded to the State of Florida Department of Business Regulation.

Item #5

Original executed Declarations of Covenants and Restrictions for the homeowner's association.

Item #6

Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.

Item #7

One (1) digital file copy of the plat in AutoCAD 2010-2017 drawing format (.dwg). For other types of computer software that may be utilized by the applicant, a digital exchange file (.dxf) version 2004 may be substituted. The digital version of the boundary survey must match the hardcopy version as submitted.

Item #8

One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #9

Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.

Item #10

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

V. Local, State, and Federal Permits

No Local, State and Federal Permits are applicable to a *plat* which does not permit any development activities.

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:

Fee type:	Fee amount:	Fee payment:	Balance:
Application review fees:	\$16,600	\$16,600	\$0.00
Advertising fees *:			
Recording fees **:			
Mandatory impact fees:	N/A		
Non-mandatory impact fees:	N/A		

* 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.

X. General application information

Applicant: Tamarack Land – Salerno Reserve, LLC (Brian Theis)
712 Vista Blvd. #303
Waconia, MN 55387
Brian@Tamarackland.com

Agent: Michael B. Schorah & Associates, Inc. (Leslie Bispot)
1850 Forest Hill Blvd., Suite 206
West Palm Beach, FL 33406
lbispott@schorah.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

Attachment 1: Lot Sum Report

Attachment 2: Plat

Attachment 3: Boundary