



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## SAGO BLUFF PLAT

|                             |   |
|-----------------------------|---|
| Applicant:                  | McCarty & Associates Land Planning & Design                   |
| Property Owner:             | John T. Dolvin  |
| Agent for the Applicant:    | McCarty & Associates Land Planning & Design (Michael McCarty) |
| County Project Coordinator: | Brian Elam, PMP, Principal Planner                            |
| Growth Management Director: | Paul Schilling  |
| Project Number:             | H148-003  |
| Record Number:              | DEV2022090012   |
| Report Number:              | 2023_0412_H148-003_DRT_STAFF_FINAL                            |
| Application Received:       | 10/10/2022  |
| Transmitted:                | 10/12/2022  |
| Date of Report:             | 12/13/2022  |
| Application Received:       | 03/01/2023  |
| Transmitted:                | 03/02/2023  |
| Date of Report:             | 04/12/2023  |

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### *B. Project description and analysis*

This is a request by McCarty & Associates Land Planning & Design, on behalf of John T. Dolvin, for approval of the Sago Bluff Plat. The subdivision is for 10 lots, associated tracts and easements approved by Martin County on September 30, 2021. The entire project site consists of 1.62 acres and is located on the south side of NE Dixie Highway in-between NE Sago Drive and NE Hillcrest Lane within the Rio CRA. Lots 1 and 2 are proposed to accommodate nonresidential mixed-use components while lots 3-10 will be residential. Included with this application is a request for a Certificate of Public Facilities Exemption.

**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 | Comply     |
| H       | Commercial Design Review          | Brian Elam       | 772-288-5501 | N/A        |
| I       | Property Management Review        | Ellen MacArthur  | 772-221-1334 | Non-Comply |
| J       | Environmental Review              | Shawn McCarthy   | 772-288-5508 | Comply     |
| J       | Landscaping Review                | Karen Sjoholm    | 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 | Comply     |
| 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               | Kimberly Everman | 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: 273741015000001902  
 Address: Located on the south side of NE Dixie Highway in-between NE Sago Drive and NE Hillcrest Lane within the Rio CRA.  
 Existing Zoning: RIO Redevelopment Zoning District  
 Future Land Use: CRA Center  
 Subdistrict: Corridor  
 Gross Area of Site: 1.62 acres

Table 1 Abutting Properties Details

| Direction | Development        | Future Land Use  | Zoning  |
|-----------|--------------------|------------------|---------|
| North     | NE Dixie Highway   | N/A              | N/A     |
| South     | Single-family home | CRA Neighborhood | RIO CRA |
| East      | NE Sago Drive      | N/A              | N/A     |
| West      | NE Hillcrest Lane  | N/A              | N/A     |

Figure 1 Location Map



Figure 2 2021 Aerial

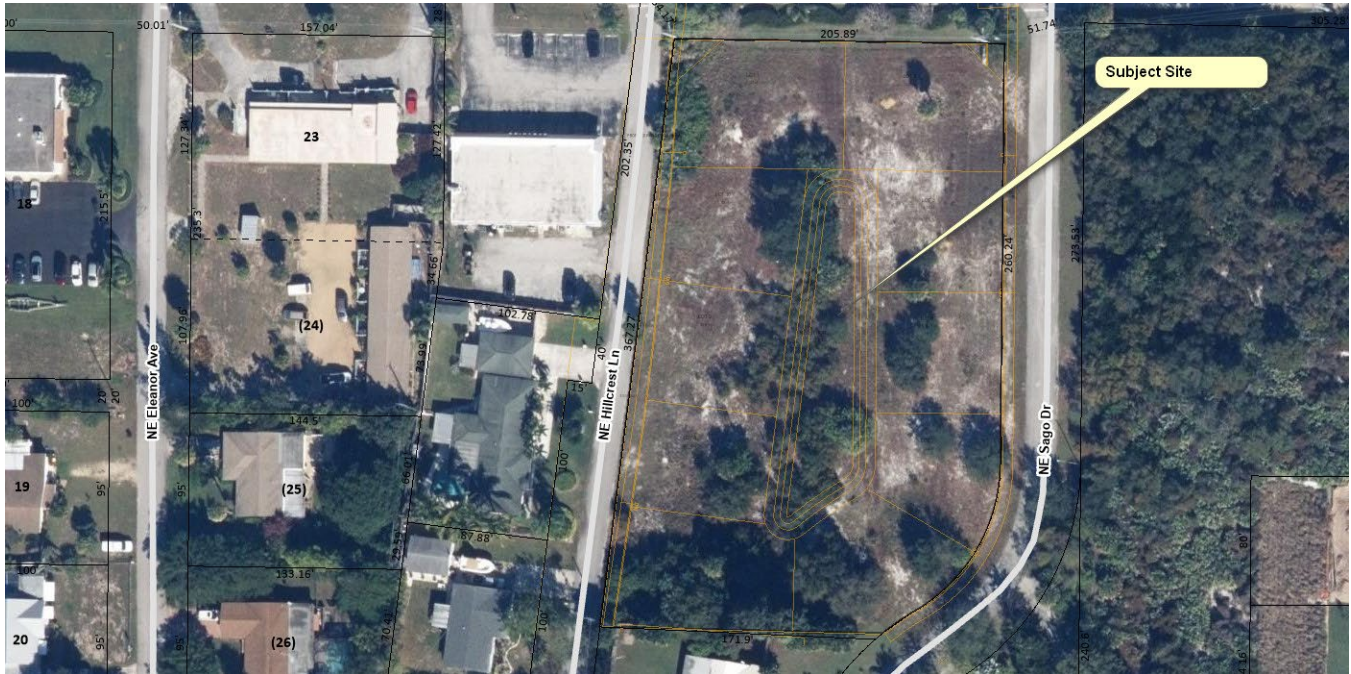


Figure 3 Subject Property Future Land Use

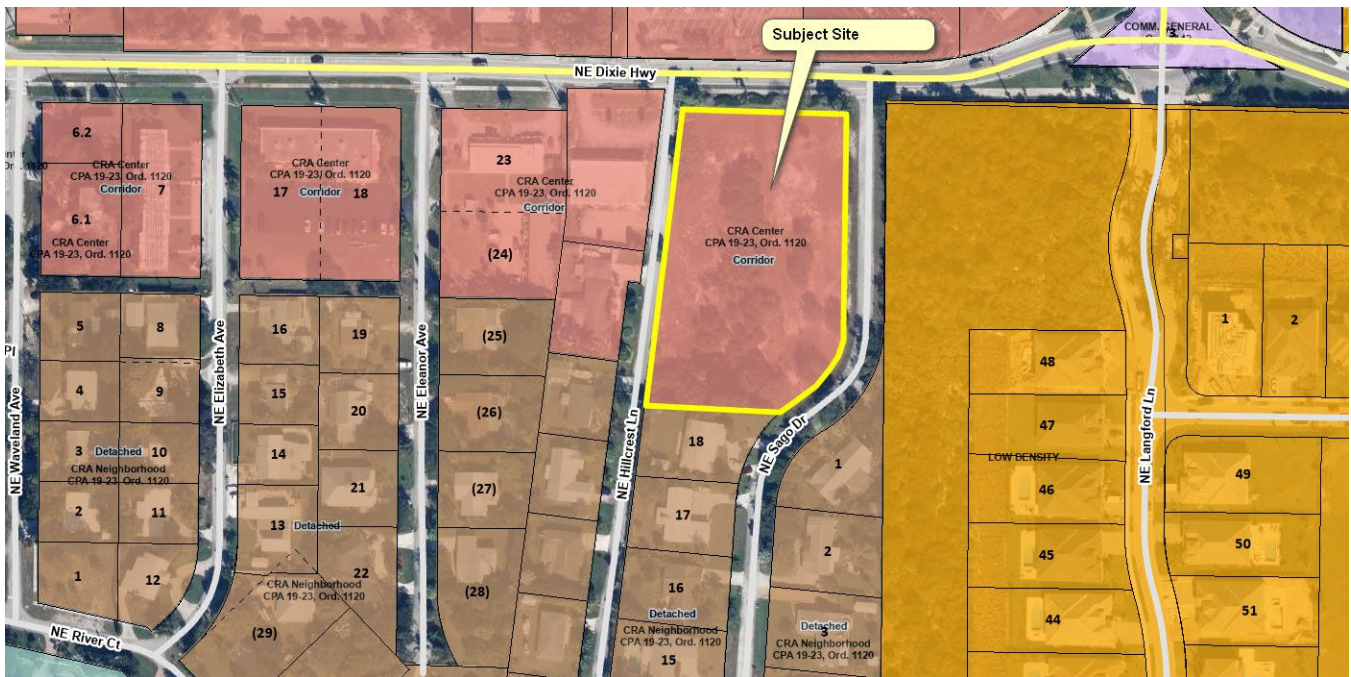
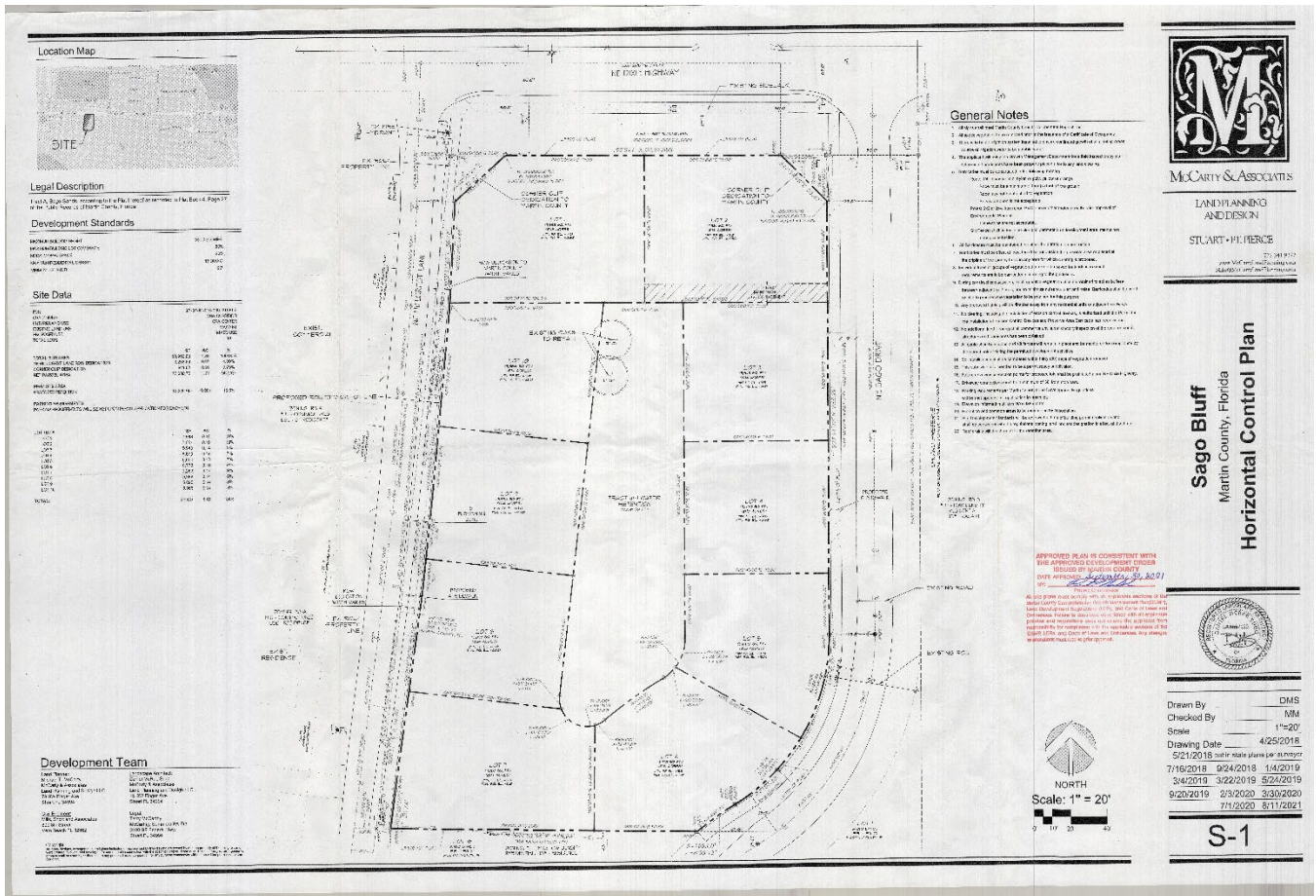


Figure 4 Subject Property Zoning Atlas



Figure 5 Proposed Final Site Plan



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

**Unresolved Issues:**

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

**Information #1:**

*Payment Of The Taxes*

No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land. SECTION 197.192, FLA. STAT. (2016)

The submittal of documentation to demonstrate compliance with this requirement is required prior to recordation of the plat. Please submit or verify that the applicant proposes to submit this documentation during the post-approval process.

***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**

N/A – Community Redevelopment Area 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.

**I. Determination of compliance with the property management requirements – Engineering Department**

**Informational:**

It was determined that a dedication of varying widths of right of way of 12.5 feet or less is required on NE Hillcrest Lane pursuant to Section 4.843.B., Land Development Regulations, Martin County, Fla. (2001) and Table 4.19.1., Right of Way Requirements.

It was also determined that a 25-foot corner clip at the corner of NE Hillcrest Lane and NE Dixie Highway and a 25-foot corner clip at the corner of NE Sago Lane and NE Dixie Highway are required pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010).

Since the dedication is part of a Plat approval application, the dedication will be included on the plat and the conveyance of the dedicated property will take place simultaneously with the recording of the Plat.

**Unresolved Issues:**

Item #1

*Title Commitment*

Original title commitment of the proposed dedication sites.

Proposed insured is "Martin County, a political subdivision of the State of Florida."

"Insurable amount" is subject to approval by the Property Management Division.

Legible copies of all documents listed within the B-II exceptions must be provided.

Note: The applicant did provide a Title Commitment, however the insured amount should be \$17,500.00. Please also provide copies of all Schedule B-II exceptions.

Item #2

*Sketch and Legal Description*

Two (2) original signed and sealed sketch and legal descriptions of the dedication sites.

Note: The applicant did provide sketch and legal descriptions, however after review by the County Surveying Division, revisions are required.

Item #3

*Phase 1 Environmental Site Assessment*

Note: The applicant indicates that a Phase 1 has been completed and provided a letter from Aquatic Research allowing Martin County to rely on the results, however, the actual report has not been submitted.

**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 staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed improvements to an existing parking area providing public water access.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area.

This parking lot site had been previously cleared and the only existing native vegetation outside of the wetland preserve consists of seven sabal palms. Though sabal palm is not considered to be protected trees, the existing sabal palms are proposed to be protected in place.

Section 4.663.A.4.a.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one tree for each 30 linear feet adjacent to the right-of-way. This project has approximately 240 linear feet adjacent to the right-of way requiring 8 trees. To document compliance the applicant is proposing the installation of 9 additional native trees and preservation of 1 sabal palm.

Section 4.663.A.4.b.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 square feet. landscape area with 2 trees for each 5000 square feet. of interior vehicular use area. This project has 4,275 square feet. of paving requiring 1 additional 3”dbh trees.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

### ***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 #4

A boundary survey, signed and sealed by the surveyor and mapper whose signatures and seals appear on the plat, must be submitted. The survey shall:

1. Have been completed within 180 days of the date of the initial staff review of the plat;
2. Be certified to meet the standards of practice recognized by Florida Board of Professional Land Surveyors, as set forth in Chapter [DOACS 5J-17.050, 051, 052 and Chapter 177.041 061] and established pursuant to Ch 472, F. S., as amended.
3. Include a title opinion of an attorney or certification by an abstractor.

[Ch 177.041.(1) and. (2), F. S.]



A specific purpose survey may be submitted in the circumstance in which a safe upland line is used to approximate the boundary adjacent to a navigable water body.

[Ch. 177.04, Part I, F. S.; Sec. 4.912.C.14, M.C. Code, Vol 2]

**Remedy/Suggestion/Clarification:**

1. Provide a copy of a current title commitment to include the Schedule B-II exceptions.
2. Proposed RW-1 and RW-2 parcels pursuant to the site plan shall be recorded prior to the proposed plat. the Legal Description revised to less-out said parcel, and the parcel depicted on the survey outside the revised perimeter boundary lines.
3. Ensure the legal description is consistent between the title certification, boundary survey and plat including the total acreage.
4. Refer to the redlined markups on the Boundary Survey and revise or address accordingly.

Item #5

A legend of all symbols and abbreviations must be shown.

[DOACS, Chapter 5J-17.051, Ch 177.091.(29), Part 1, F. S.]

**Remedy/Suggestion/Clarification:**

1. Add all missing abbreviations and symbols to the legend.
2. Correct the differences in punctuation between the abbreviation as label in the legend and the ones as labeled on the plat and survey and/or vice versa.

Item #6

Plat certification and consent language must be provided in substantial conformance to ... [Resolution No. 02-6.1]

**Remedy/Suggestion/Clarification:**

Correct the Dedications and Reservations pursuant to Resolution No. 02-6.1.

Item #7

The bearing or azimuth reference shall be clearly stated on the face of the plat, in the notes or legend, and the bearings used shall be referenced to some well-established monument line.

[Ch 177.091.(6), Part I, F. S.; DOACS 5J-17 F.A.C.]

**Remedy/Suggestion/Clarification:**

Correct the basis of bearings statement accordingly and ensure that the plat and survey notes are consistent. (See redlines.)

Revise the inconsistency with the "Bearing Base" and the line used as the base of orientation for the geometry shown on plat and survey. (See redlines.)

On the plat, provide a statement(s) in the Surveyors & Mappers Notes for the method used to establish the NAD 83 (2011 Adjustment) Datum on the basis-of-bearings line as noted thereon.

Item #8

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.
5. 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:**

Show a radial line and label the radial bearing at all non-tangent corners on the perimeter and interior boundaries.

Item #9

The location, width and names of all streets, waterways, or other rights-of-way must be shown on the plat.

(Ch 177.091.(15), Part I, F. S.)

**Remedy/Suggestion/Clarification:**

Label and dimension the ultimate R/W, widths, and identify them as either “Public” or “Private”. (i.e., “A 100’ or Variable Public or Private R/W”)

Item #10

*Closure Report.*

**Remedy/Suggestion/Clarification:**

1. Correct the inconsistencies with the closure report for the overall (perimeter) boundary, and various lots of the plat as commented on the provided redlines.
2. Run closure reports with the appropriate decimal settings accuracy at 1/100th of a Foot.

Item #11

The plat shall be consistent with an approved final site plan.

**Remedy/Suggestion/Clarification:**

See markups of Plat for further clarifications. Ensure Plat and Site Plan are otherwise consistent.

Item #12

*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**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2022).

***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:**

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.

***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. No residential units are proposed with this application.

***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 | Description                               | Requirement  |
|------|---|--|
| 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. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.      |
| 3.   | 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.   |
| 4.   | Copy of Approved Plat                     | One (1) paper 24" x 36" copy of the approved plat.   |
| 5.   | Notice of Subdivision Plat Filing Form    | A completed Notice of Subdivision Plat Filing Form to be forwarded to the State of Florida Department of Business Regulation.  |
| 6.   | Declaration of Covenants and Restrictions | Original executed Declarations of Covenants and Restrictions for the homeowner's association.  |
| 7.   | Executed Plat on Stable Material          | 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.   |
| 8.   | Digital Copy of Plat                      | 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. |
| 9.   | Cost Estimate                             | 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.  |
| 10.  | Original Contract                         | 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.   |
| 14.  | Flash/Thumb Drive                         | 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: | \$13,600    | \$13,600     | \$0.00   |
| Advertising fees *:      |             |              |          |
| Recording fees **:       |             |              |          |

\* 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: John T. Dolvin  
805 SE Macarthur Blvd  
Stuart, FL 34996

Agent: McCarty & Associates Land Planning & Design  
Michael McCarty  
309 SE Osceola Street, Suite 104  
Stuart, FL

### **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: 2023\_0412\_H148-003 (Tract RW-1 and RW-2 Sketch and Legal)