



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

LOGGERHEAD ESTATES II PLAT

Applicant:	Medalist Building Group, LLC (Jeremy LeMaster)
Property Owner:	Medalist Building Group, LLC (Jeremy LeMaster)
Agent for Applicant:	Creech Consulting, Inc. (Richard T. Creech, P.E., PSM)
County Project Coordinator:	Brian Elam
Growth Management Director:	Paul Schilling
Project Number:	L086-002
Record Number:	DEV2022090011
Report Number:	2024_0517_L086-002_DRT_STAFF_FINAL
Application Received:	10/06/2022
Transmitted:	10/10/2022
Date of Report:	12/05/2022
Application Received:	02/20/2024
Transmitted:	02/20/2024
Date of Report:	03/28/2024
Application Received:	04/15/2024
Transmitted:	04/16/2024
Date of Report:	05/17/2024

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B. Project description and analysis

This is a request by Creech Consulting Inc., on behalf of Medalist Building Group, LLC., for a plat consistent with the Loggerheads Estates II Revised Final Site Plan for a 23-lot residential development and church. The project site is located on the south side of SW 34th street, approximately 0.13 miles west of SW Mapp Road at 1484 SW 34th Street in Palm City. 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 Section 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
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment 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	Michael Grzelka	772-223-7945	N/A
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	N/A
O	Water and Wastewater Review	Sharon Kuba	772-221-1385	Comply
O	Wellfields Review	Sharon Kuba	772-221-1385	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Michael Grzelka	772-223-7945	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	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 is for a plat. As such, final action on this request is required to be heard at a public meeting. The public meeting shall be before the Board of County Commissioners (BCC), who will take final action on the request pursuant to Table 10.5.F.9., LDR, Martin County, Florida (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), 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.

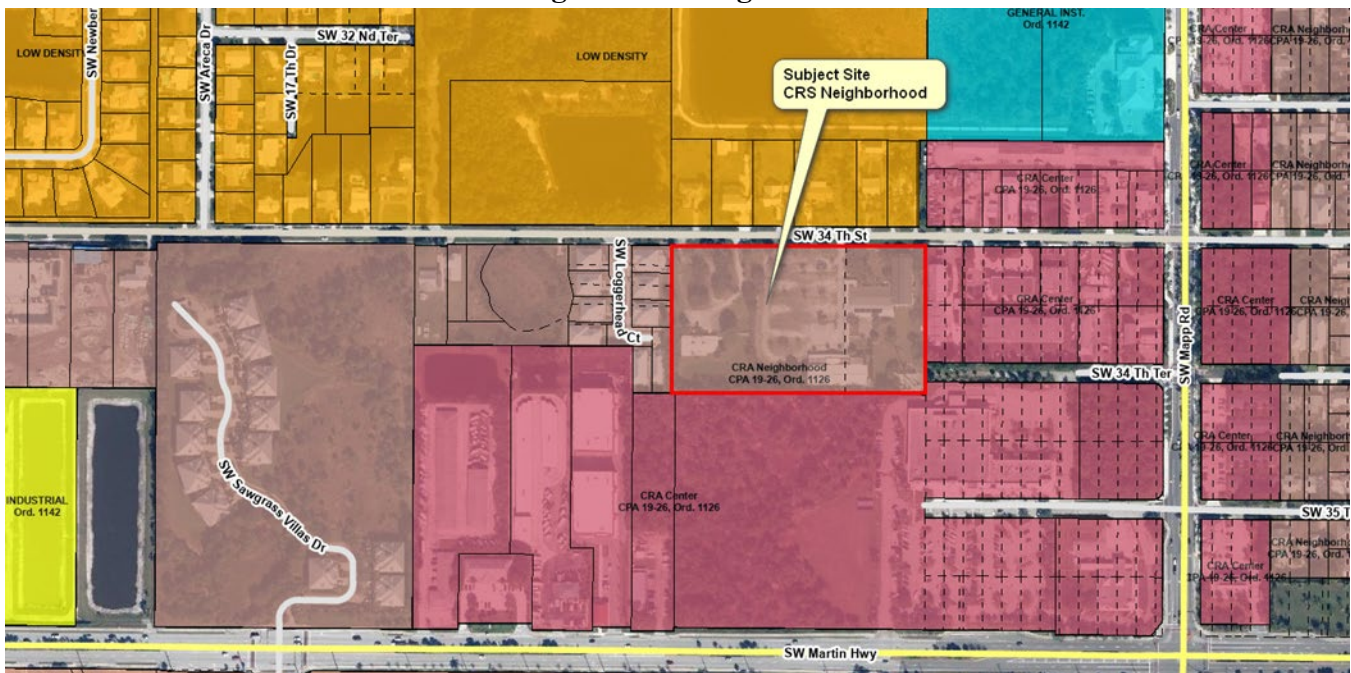
E. Location and site information

Parcel number: 183841000050000109
Address: 1484 SW 34th Street, Palm City
Existing zoning: Old Palm City Redevelopment Zoning District
Future land use: CRA Neighborhood
Nearest major road: Detached
Gross area of site: 5.9 Acres

Figure I: Location Map

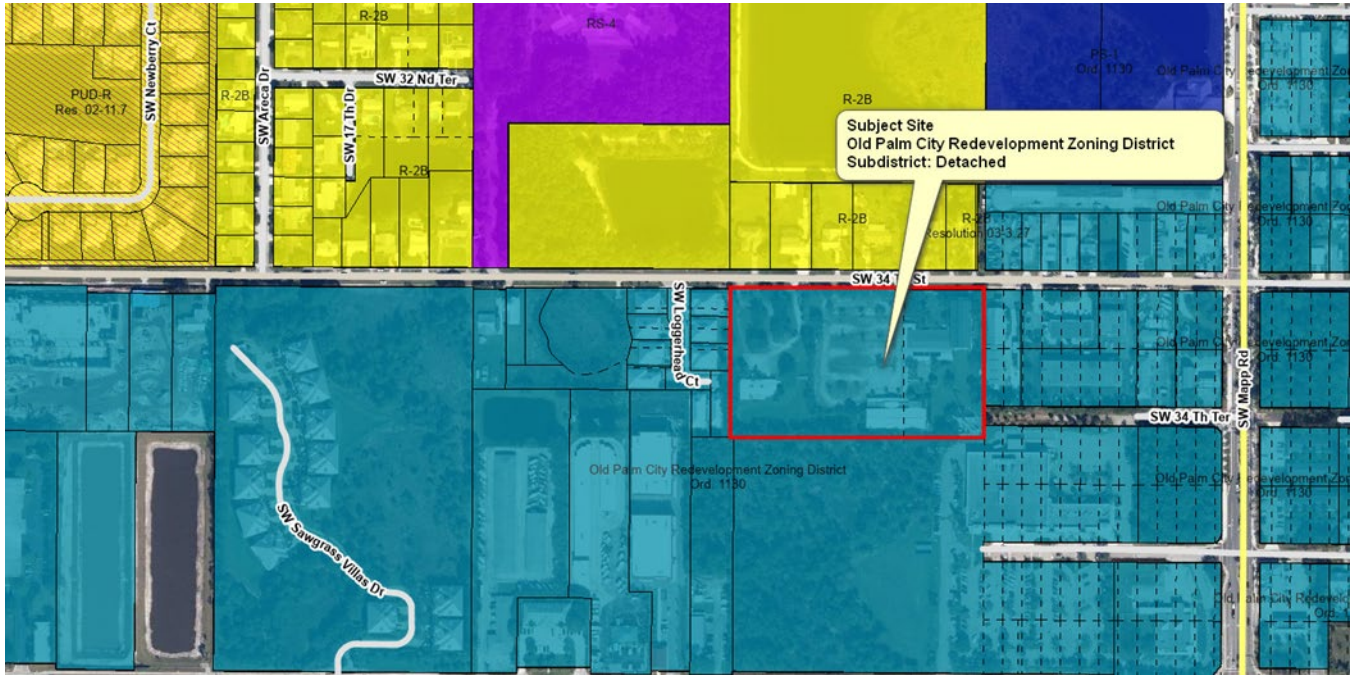


Figure II Zoning Atlas



Property to the East:	CRA Old Palm City	Core Subdistrict
Property to the North:	None (ROW)	SW 34 th Street
Property to the West:	CRA Old Palm City	Detached Subdistrict
Property to the South:	CRA Old Palm City	Corridor & Core Subdistricts

Figure III: Future Land Use Map



Property to the South, East:	CRA Center	
Property to the North:	None (ROW)	SW 34 th Street
Property to the West:	CRA Neighborhood	

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

Unresolved Issues:

Generic Comp Plan Compliance

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 §1.3.

G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department

Unresolved Issues:

Item #1.

GENERAL

1. The following items need to be updated and submitted as it relates to the new owner.
 - a. Notarized application
 - b. Warranty Deed
 - c. No transfer statement
 - d. Narrative
 - e. Power of Attorney
 - f. Disclosure of Interest
2. Updated draft contract and surety documents. The value should match the county approved Engineers Opinion of Probable Cost (EOPC) that was part of the Minor Final Site Plan L086-001 project.
3. **Sign posting affidavit.**

Information #1:

Payment Of 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).

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

Commercial Design

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

Community Redevelopment Area

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

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 Department

Environmental

Finding 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 in compliance with the applicable Land Development Regulations Article 12, Division 4 – Section 12.4.09 - Old Palm City Redevelopment Overlay District. [2020]. The applicant has proposed construction of a 23-lot industrial subdivision within this phase.

The plat documents are 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 – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

L. Determination of compliance with county surveyor – Engineering Department

Unresolved Issues:

Item #1.

The plat must have a minimum of two boundary monuments tied by a closed field traverse to the nearest approved Martin County geodetic control station and azimuth mark or approved pair of Martin County adjusted traverse points or to other control points established by Global Positioning System (GPS) which meet or exceed Third Order Class I Accuracy Standards according to current publication of the Federal Geodetic Control Committee (FGCC) procedures. The field traverse from the plat boundary to the geodetic control shall meet Third Order Class II traverse closure standards when possible; however, at a minimum, traverse closure must meet the minimum technical standards set forth in [DOACS Chapter 5J-17.050, 051, 052]. All monuments at lot corners must be set or included under the required improvement bond. They must be set prior to the transfer of any lot.

[Sec 4.912.C.15 M.C. Code, Vol 2]

Remedy/Suggestion/Clarification:

Refer to the redlines as provided and revise the following:

1. Correct the basis of bearings statement accordingly and ensure that the plat and survey notes are consistent.
2. Show a single direct line tie from the two (2) Control PRM's on the subject boundary to each pair of "Found" Horizontal Network Control Stations or Section corners Monuments used to coordinate the perimeter boundary.

Item #2.

All contiguous property along the periphery of the plat must be identified and labeled with the plat book and page or marked as unplatted. If the plat includes all or a portion of a previously platted subdivision, then sufficient ties to the prior plat, including reference to the subdivision, must be stated in the new subdivision title.

[Ch 177.091.(17), Part 1, F.S.; Sec. 4.912.C.19, M.C. Code Vol 2]

Remedy/Suggestion/Clarification:

Refer to DB 35, Page 433, ORB 350, Page 2832, show, label, and leader the limits of the R/W conveyances on the plat.

Item #3.

(REPEATED COMMENT)

Description of the land being subdivided must be complete enough to determine the starting point and boundary without reference to the plat.

(Ch 177.091.(11), Part I, F. S.)

Remedy/Suggestion/Clarification:

The vesting deed legal description as show on the supporting boundary survey does not adequately describe the proposed lands being subdivided. Address the following:

1. Address the redlines on the plat and revise said plat and survey accordingly.
2. On the survey, (a) label the record information in parenthesis after the vesting deed heading labeled "Legal Description". (b) Underneath said vesting deed description, add a subheading of... "And being more particularly described as follows:", then, (c) insert the corrected new metes and bounds description therein.

Item #4.

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 the current MC plating standards.

Item #5.

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

Remedy/Suggestion/Clarification:

Revise the Plat and/or Site Plan for consistency pursuant to the current platting standards. (Note: Provide a copy of the updated site plan with the next submittal.)

Item #6.

CLOSURE REPORT:

Remedy/Suggestion/Clarification:

1. Provide lot-sum closure reports for all lots and tracts.
2. Label the name of the lots or tracts at the beginning of each report.
3. Ensure a thorough QA/QC of all reports is performed prior to submittal to avoid any subsequent additional comments.

Item #7.

GENERAL COMMENTS:

Remedy/Suggestion/Clarification:

1. Remove the square footage area information from all lots and only show the acreage data to the nearest hundredth of an acre.
2. On the survey: Show the comparison between the underlying plat and deed calls vs. the “Measured” or “Found” and/or “Calculated” calls on the perimeter boundary pursuant to the “5J-17.052 FAC” for land surveying in the State of Florida.
3. On the boundary survey, add survey ties the two monuments found on the north right-of-way line of SW 34th Steet.
4. Most comments herein and on the plat, map redlines also apply to the supporting Boundary Survey; therefore, revise said survey accordingly.
5. A corrected Boundary Survey was not submitted in this round for review. Address the note issues on the survey and provided an updated survey in the next round for review.
6. Refer to the provided redlined copies of the plat for additional comments and mark-ups. NOTE: Said redlines only serves for limited clarifications and additional information. The intent of the redlines are to provide guidance only and are not a comprehensive representation of all data, notes, and graphics that will need to appear on the subject plat, survey, and site plan.
7. Due to prior comments not being addressed, the Martin County Surveying Division requests a meeting with the Surveyor to go over and discuss remaining comments.

Item #8.

PRM INSPECTION:

Remedy/Suggestion/Clarification:

Please provide a Field Inspection Request for inspection of all PRMs 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 Services Division

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

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

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).

Electronic File Submittal

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 Service

Finding 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 Protection

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

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

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

Emergency Management

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

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 adequate public facilities requirements – 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, Martin County, Fla. (2016). 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

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. 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.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
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.

Item	Description	Requirement
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not
5.	Approved Plat	Three (3) paper copies 24" x 36" of the approved plat.
6.	Declaration of Covenants and Restrictions	Original executed Declarations of Covenants and Restrictions for the homeowner's association.
7.	Executed Mylar	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.	Executed Contract of Construction of Required Improvements	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.
9.	Paid Taxes	One (1) copy of Tax Collector's paid property tax receipt.
10.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
11.	Digital Copy of Plat	One (1) digital copy of the plat in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the plat must match the hardcopy version as submitted.
12.	Approved Engineers Opinion of Probable Cost	One (1) copy of the approved Engineers Opinion of Probable Cost (EOPC) and, if changed, a revised EOPC with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.
13.	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

There are no applicable Local, State and Federal Permits required in conjunction with this plat application.

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
Inspection fees:	\$	\$	\$
Advertising fees *:			
Recording fees **:			
Impact 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.

***Impact fees are required at building permit.

X. General application information

Applicant: Medalist Building Group, LLC
 Jeremy LeMaster
 2740 SW Mapp Road, Palm City
 jeremy@medalistbuildinggroup.com

Agent: Creech Consulting, Inc.
 Richard T. Creech, P.E., P.S.M.
 P.O. Box 327, Stuart
 rtcreech@creech.consulting

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/Wastewater Service Agreement

Z. Attachments

Attachment 1: 2024_0515_L086-002 Plat Redlines

Attachment 2: 2024_0515_L086-002 Survey Redlines