



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. Application Information

## FLORIDA SUPERIOR SAND MINE REVISED MAJOR FINAL SITE PLAN

Applicant:	Marandy Properties LLC (Marion Jefferson)
Property Owner:	Marandy Properties LLC
Agent for Applicant:	Haley Ward Inc. (Lucas Anthony, P.E.)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	M214-004
Record Number:	DEV2023100010
Report Number:	2024_0517_M214-004_DRT_STAFF_FINAL
Application Received:	11/15/2023
Transmitted:	11/20/2023
Date of Report:	03/01/2024
Application Received:	03/25/2024
Transmitted:	03/26/2024
Date of Report:	05/17/2024

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### B. Project description and analysis

This is a request by Haley Ward, Inc. on behalf of Marandy Properties LLC for approval of a revised major final site plan for the Florida Superior Sand Mine for the purpose of mining to a depth of 40-feet. The subject 100-acre parcel located at 4700 SW Green Farms Lane in Palm City at the junction of SW Green Farms Lane and SW Secretariate Drive. Included is a request for a Certificate of Public Facilities Reservation.

The existing development is accessed from SW Green Farms Lane and lies outside the Urban Services District.

**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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Brian Elam	772-288-5501	Non-Comply
F	ARDP	Samantha Lovelady	772-288-5664	N/A
G	Development Review	Brian Elam	772-288-5501	Non-Comply
H	Commercial Design	Brian Elam	772-288-5501	N/A
H	Community Redevelopment	Brian Elam	772-288-5501	N/A
I	Property Management	Ellen MacArthur	772-221-1334	N/A
J	Environmental	Shawn McCarthy	772-288-5508	Comply
J	Landscaping	Karen Sjoholm	772-288-5909	Comply
K	Transportation	Lukas Lambert	772-221-2300	Comply
L	County Surveyor	Tom Walker	772-288-5928	Non-Comply
M	Engineering	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater	Sharon Kuba	772-221-1385	N/A
O	Wellfields	Sharon Kuba	772-221-1385	Comply
P	Fire Prevention	Doug Killane	772-419-5396	N/A
P	Emergency Management	Sally Waite	772-219-4942	N/A
Q	ADA	Stephanie Piche	772-223-4858	N/A
R	Health Department	Nicholas Clifton	772-221-4090	N/A
R	School Board	Mark Sechrist	772-219-1200	N/A
S	County Attorney	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	Brian Elam	772-288-5501	Pending

**D. Review Board action**

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

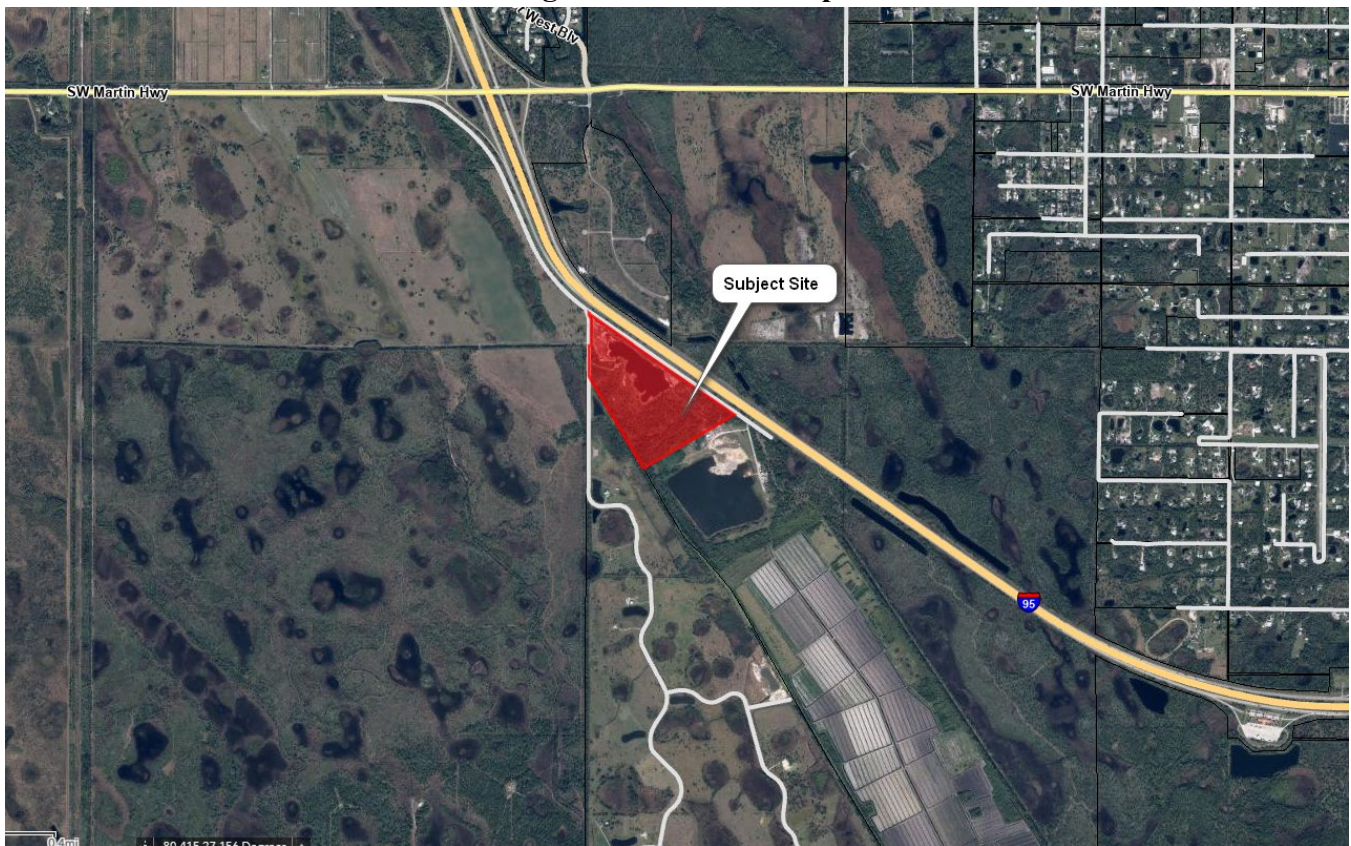
Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

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: 193840000000000113  
Address: 4700 SW Green Farms Lane, Palm City  
Existing zoning: AG-20A, General Agricultural District  
Future land use: Agricultural  
Nearest major road: SW Martin Highway  
Gross area of site: 99.81 acres

**Figure 1: Location Map**





**Figure 2: Subject Site Aerial**

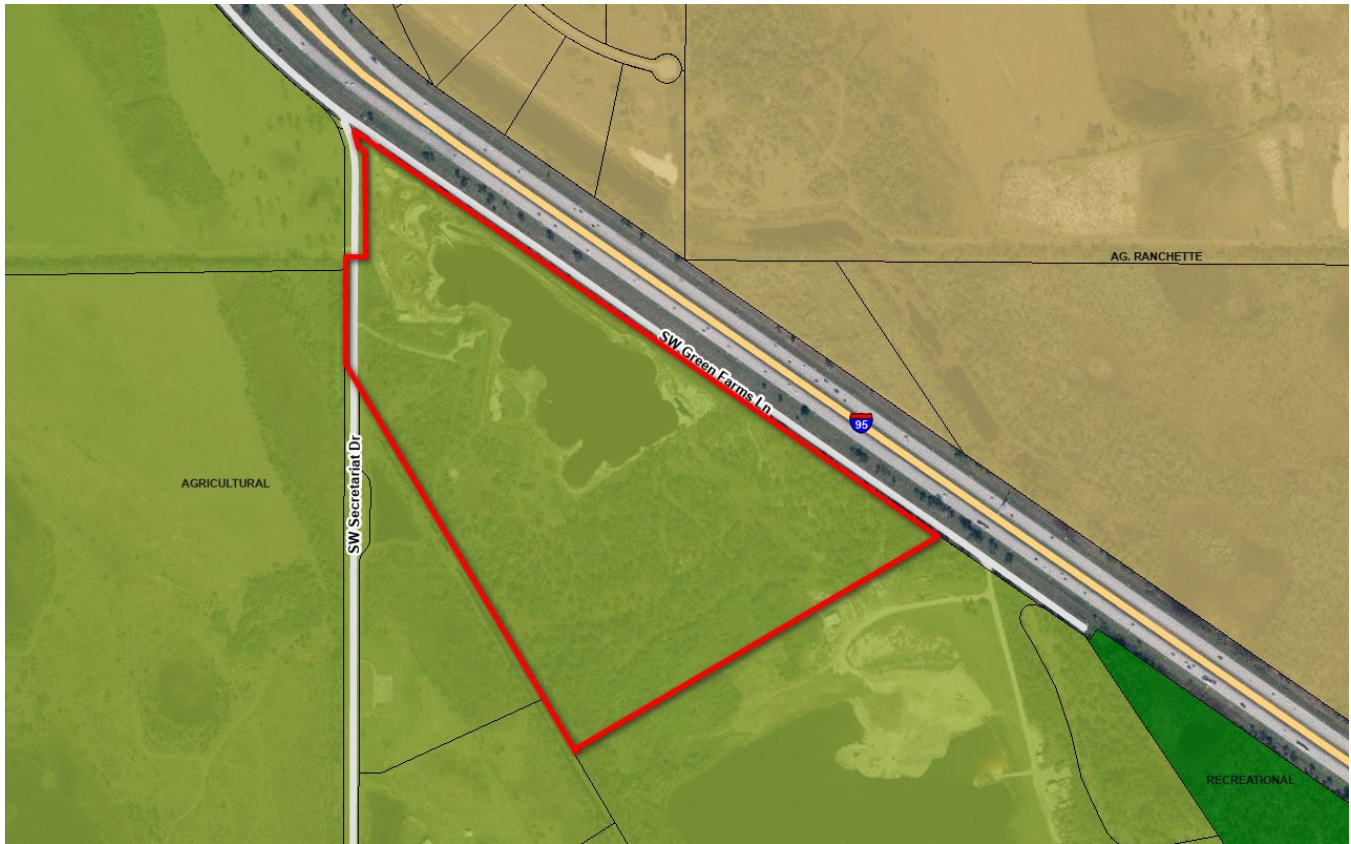


**Figure 3: Zoning Atlas**





**Figure 4: Future Land Use Map**



***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, § 1.3

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

**Unresolved Issues:**

**Item #1.**

**SITE PLAN DATA**

1. The Parcel Control Number (PCN) is incorrect. IS: 19-38-40-000-000-000-0113, SHOULD BE: 19-38-40-000-000-000-113.

**Item #2.**

**SITE PLAN GRAPHICS**

1. Revise “Operational Specifications” note 12 to include the temporary “Stabilized Access Road” and “Stockpile Area” if these areas will be restored upon completion of the mining.

**Information #1:**

**Notice Of Public Hearing:**

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

**Information #2:**

**Land Clearing**

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019).

**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 staff has reviewed the application and finds it in compliance with the applicable land development regulations regarding landscaping. The applicant has proposed an amendment for approved construction of a mining operation on property zoned agricultural. This is a permitted industrial use on the property.

In accordance with Section 4.348.B.Land Development Regulations, Martin County, FL (2022), mining operations are not allowed less than 100 ft. from the roadway or property line and are required to provide a Type 5 buffer when less than 300' from a right-of-way or property line. The applicant has proposed a minimum distance of 100 ft. from lake control elevation to the property lines and has proposed a Type 5 buffer on the east and south boundaries where less than 300' to the control elevation. This buffer shall consist of preserved native vegetation to be supplemented if existing does not meet opacity. In addition, all native vegetation not within a designated use area is proposed to be preserved as additional buffering and to prevent erosion. In addition to other preserve areas governed by a Preserve Area Management Plan, the applicant has submitted landscape plans that provide an additional 34.59 acres of preserved native landscape area which equates to 34.65% of the total site area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

The applicant has proposed the restoration of all disturbed areas by seeding with native species utilizing a mixed native seed mix outlined on the submitted plans.

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***

### Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

### Compliance with Adequate Public Facilities Ordinance:

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

**L. Determination of compliance with county surveyor – Engineering Department**

**Unresolved Issues:**

The Boundary and Topo survey does not meet the requirements for the following reasons:

1. Does not reference the current title commitment.
2. Does not list all easements and encumbrances of record and show all those easements and encumbrances that affect the property and are plottable.

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

**Unresolved Issues:**

**Item #1.**

**GEOTECHNICAL REPORT**

Per LDR Section 4.348.A.3, the geotechnical reports submitted with the application shall be signed and sealed by a professional engineer or professional geologist licensed in the State of Florida qualified to provide the required information and shall contain the following information:

- a. **Sampling.** Geological and hydrological assessments shall be based on soil sampling to a minimum depth of 50 feet or at least ten feet below the proposed excavation depth, and at least one per every ten acres of the mining operation. Samples will be collected on minimum five foot intervals for sieve analysis testing.

At least one soil sample shall be drilled to at least 70 feet to demonstrate that the proposed excavation depth will be a minimum of 30 feet above the confining unit of the Upper Floridan Aquifer (Hawthorn Group).

At least one soil sample shall be drilled using the Standard Penetration Test (SPT) method to verify that the maximum side slopes identified in section 4.348.B.6 can be achieved and maintained.

- b. **Lithologic descriptions.** Lithologic descriptions (description of materials from the drilling samples, i.e., sand, clay, limestone, etc.) shall be provided for each soil sample to demonstrate the nature of the sediment encountered in the drilling samples.
- c. **Sieve analysis.** The results of the sieve analysis for each soil boring shall be provided to demonstrate that material proposed to be excavated is sand.
- d. **Water Quality.** Groundwater samples shall be collected from a minimum of two on-site monitoring wells at the surface and the maximum depth of the proposed excavation and shall be sampled for chlorides and total dissolved solids. The presence of Chlorides shall be lower than 250 mg/l and the presence of total dissolved solids shall be less than 920 mg/l. The results will set the background water quality, which meets the required minimum standards, and will act as the compliance standard to ensure that there is no degradation of water quality at the site. Samples will be collected and analyzed semiannually for site compliance. The results of the semiannual analysis will be provided to the County Engineer within five days of the sample testing results. Should any sample fail the compliance standard, the County Engineer will issue a notice to cease and desist



all activities on the site and require the applicant to provide a plan to mitigate the degraded water quality within 30 days. No activities shall commence until the background water quality is restored.

***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. (2024).

**Electronic File Submittal**

**Findings of Compliance:**

Both AutoCAD dwg file of the site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

***O. Determination of compliance with utilities requirements – Utilities Department***

**Water and Wastewater Service**

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

**Wellfield and Groundwater Protection**

**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 - 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 following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider - Martin County

Findings – N/A

Source – Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Sewer provider - Martin County

Findings - N/A

Source – Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings - in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings - pending

Source - Engineering Services Department

Reference - see Section M of this staff report

Community Park facilities (Section 5.32.D.3.e, LDR)

Findings - in place

Source - Growth Management Department

Road facilities (Section 5.32.D.3.f, LDR)

Findings - pending

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - positive evaluation

Source - Engineering Services Department

Reference - see section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - N/A

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of 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.

Item	Description	Requirement
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.
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 been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
10.	Engineer's Design Certification	Original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
11.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.



**V. Local, State, and Federal Permits**

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

**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:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127	\$9,127	\$0.00
Inspection fees:	\$4,000		\$4,000
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: Marandy Properties LLC  
Marion Jefferson  
6801 Lake Worth Road, Suite 124  
Greenacres, Florida 33467  
Fss5901@aol.com

Owner: Marandy Properties LLC  
Marion Jefferson  
6801 Lake Worth Road, Suite 124  
Greenacres, Florida 33467  
Fss5901@aol.com

Agent: Haley Ward Inc.  
Lucas Anthony, P.E.  
10570 S. U.S. Highway 1, Suite 300  
Port Saint Lucie, Florida 34952  
772-223-8850  
lanthony@haleyward.com

Engineer of Record: Haley Ward Inc.  
Lucas Anthony, P.E.  
10570 S. U.S. Highway 1, Suite 300  
Port Saint Lucie, Florida 34952

772-223-8850  
lanthony@haleyward.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/Wastewater Service Agreement

## **Z. Attachments**