



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

NEWFIELD WORKPLACE DISTRICT EAST (SD-W EAST) PMUV MASTER SITE PLAN & PMUV WARRANT

Applicant	MAM US, LLC, James FitzGerald, P.E.
Owner:	MAM US, LLC, James FitzGerald, P.E.
Agent for the Applicant:	Urban Design Studio, Tyler Woolsey, Ken Tuma, Rob Dinsmore
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	P172-009
Record Number:	DEV2023060012
Report Number:	2024_0507_P172-009_Staff_Report_Final
Application Received:	07/13/2023
Transmitted:	07/14/2023
Preliminary Staff Report:	12/19/2023
Master Stormwater Received:	11/09/2023
Additional Materials Received:	03/22/2024
Transmitted:	03/25/2024
Staff Report:	05/07/2024

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 Urban Design Studio on behalf of MAM US, LLC for master plan approval for the east phase of the SD-W: Workplace neighborhood of Newfield Planned Mixed Use Village (PMUV). The east phase is approximately 195 acres of the approximately 300-acre Workplace Neighborhood and will contain 277 dwelling units including single family, townhomes and apartments, as well as approximately 979,981 square feet of industrial use (49% of the 2,000,000 square feet of non-residential floor area approved within

Include with the application is a request for a warrant from the lot coverage requirements for the SD-W transect, Section 11.3.4, Table 3-2 in accordance with Article 11, Section 11.7.7.C.2. Warrants may be approved by the Growth Management Director. Staff findings are that the following has been met:

11.7.7.C.2 Modifications of a requirement of Divisions 2 through 6 of this article to accommodate circumstances such as natural features, access requirements related to fire and life safety, and site designs that demonstrate excellent urban design or architectural merit.

Newfield in its entirety is regulated by the Planned Mixed-Use Village (PMUV) zoning designation and Article 11 of the Martin County Land Development Regulations and by the MUV Future Land Use. The subject east phase of the SD-W neighborhood is generally located adjacent to the west side of the Florida Turnpike, north of SW Newfield Parkway (fka SW Citrus Boulevard), approximately 0.36 miles east of SW Boat Ramp Avenue in Palm City. Included is a request is a Certificate of Public Facilities Deferral.

Within the SD-W East Neighborhood is approximately 48 acres of wetland preserve area which will be included in a new PAMP III at time of final site plan review.

Of the 4,200 residential units approved within the entire Newfield PMUV, the SD-W East Neighborhood is proposing to include 277 dwelling units.

The project is within the Primary Urban Service Boundary and water and wastewater will be provided by Martin County Utilities.

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	Liz Nagal	320-3056	Non-Comply
G	Development Review	Liz Nagal	320-3056	Non-Comply
H	Urban Design	Liz Nagal	320-3056	N/A
H	Community Redevelopment	Liz Nagal	320-3056	N/A
I	Property Management	Ellen Macarthur	221-1334	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjoholm	288-5909	N/A
K	Transportation	Lukas Lambert	221-2300	Non-Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michael Grzelka	228-5920	Non-Comply
N	Addressing	Emily Kohler	288-5692	Non-Comply
N	Electronic File Submission	Emily Kohler	288-5692	Non-Comply
O	Water and Wastewater	Leo Repetti	320-3065	Comply
O	Wellfields	Leo Repetti	320-3065	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply

Development Review Staff Report

P	Emergency Management	Sally Waite	285-2298	N/A
Q	ADA	Michael Grzelka	228-5920	N/A
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Mark Sechrist	223-3105	N/A
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	Liz Nagal	320-3056	Review Pending

D. Review Board action

This application is within the Planned Mixed-Use Village and meets the criteria for a master site plan. As such, final action on this application will be taken by the Board of County Commissioners, pursuant to Section 11.7.4.H, LDR, Martin County, Fla.

Pursuant to Section 11.7.4.H, Land Development Regulations, Martin County, Fla., 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) and address:	103840000000000201
Existing Zoning:	PMUV
Future land use:	MUV
Gross area of site:	195.88 acres (subject master plan)

**Figure 1:
Location Map**

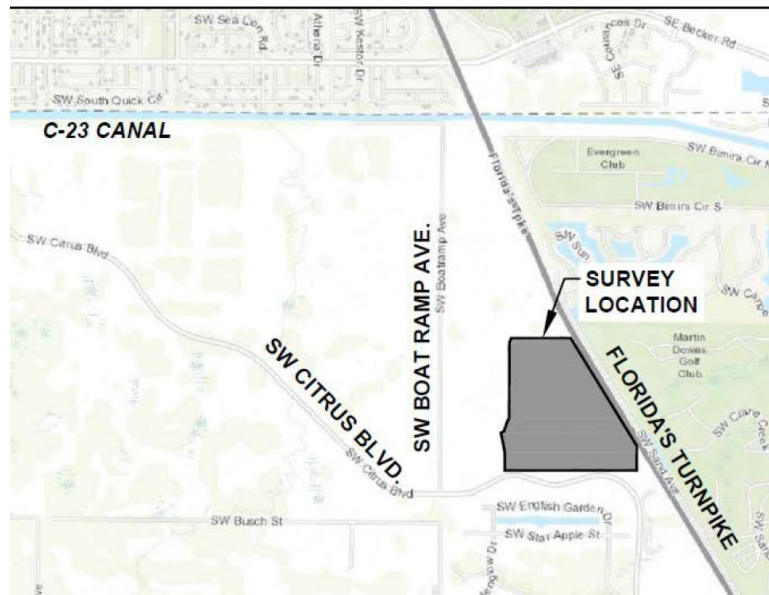
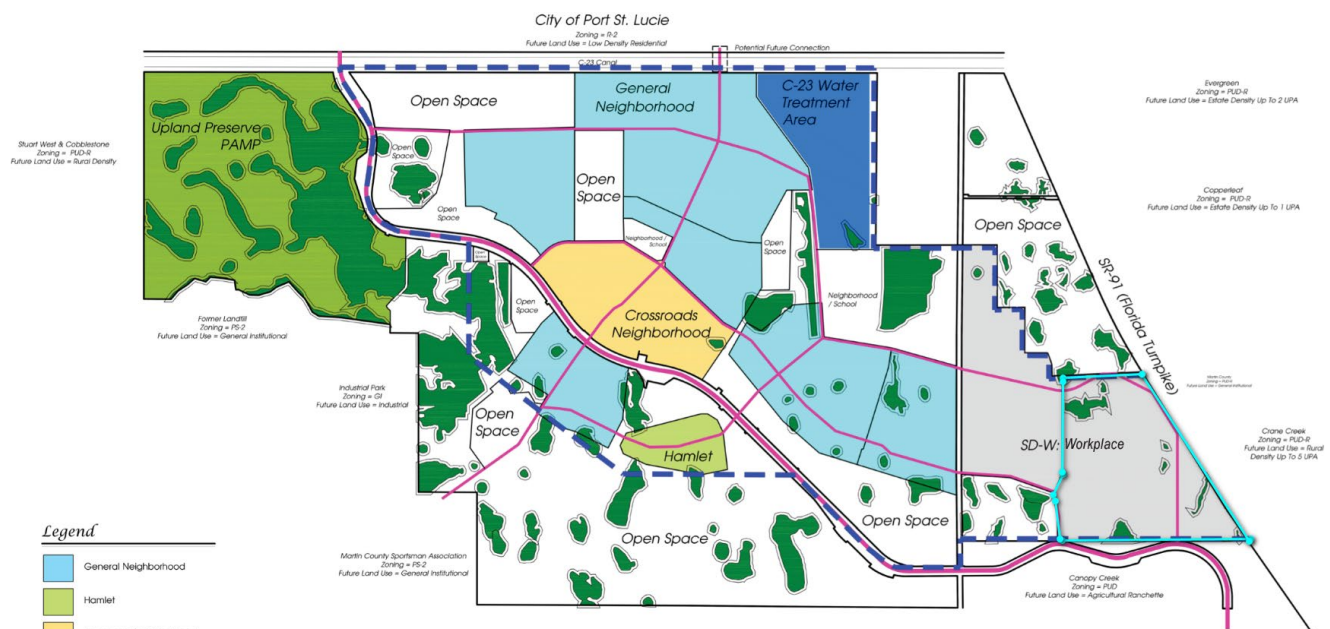
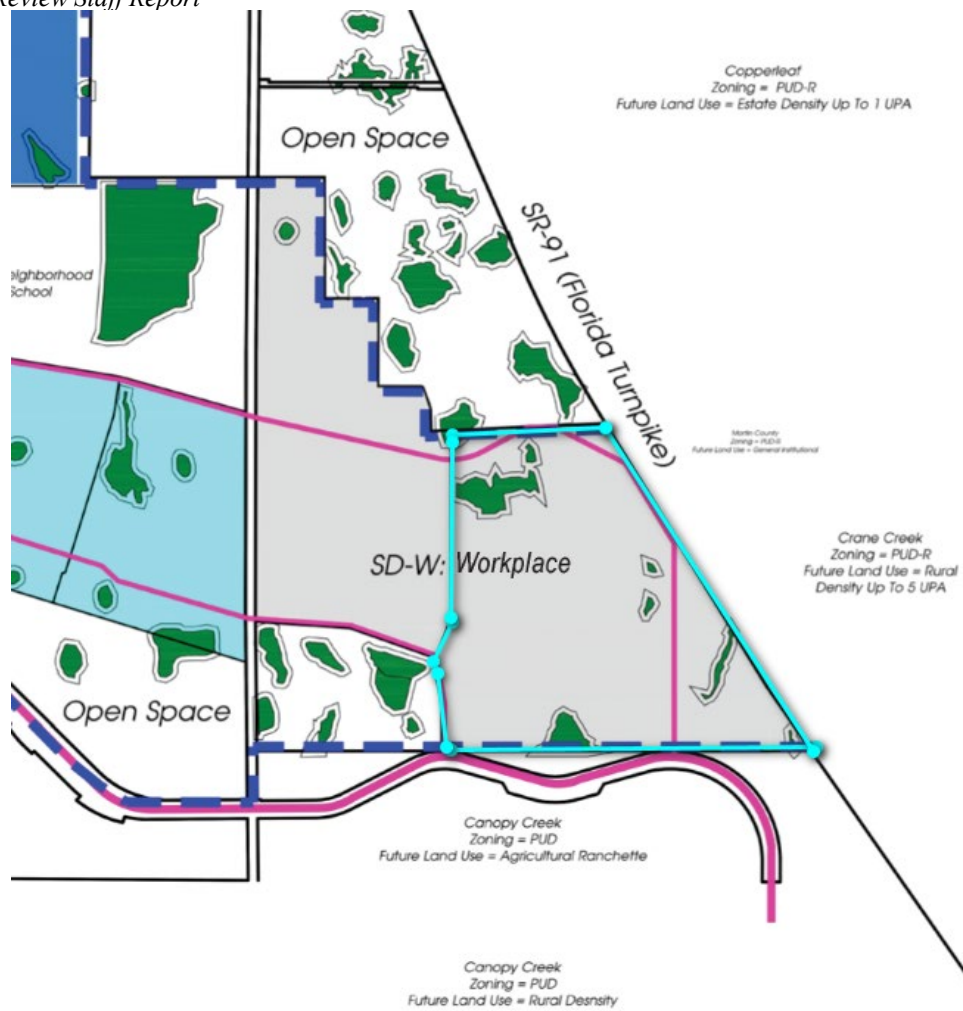


Figure 2:
Location within PMUV Regulatory Map





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

Unresolved Issues:

Item #1:

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 response to comments in relation to the allocation of the T1 transect references a separate application for Article 11 code changes to not consider the T1 transect when calculating the overall required transect allocation percentage within the subject master plan. The wetlands have been assigned a T1 transect, however, the submitted plan is not in compliance with Article 11, which states that the allocation of transect zones is based on gross area allocated transect zones within each neighborhood (11.3.1.D.2).
 - a. At this time, an amendment has not been submitted. An application for an amendment, shall include a letter of approval from the OSA. The application shall be submitted on a form approved by the County Administrator and made available to the public. 11.7.7.G.
2. Some plans are titled “Workplace District 1”, some “Newfield – SD-W East”. Please make plans consistent.
3. Please update plans and exhibits as necessary to reflect the new name “SW Newfield Parkway (fka SW Citrus Boulevard)”
 - a. Thank you for updating on the Urban Design Studio plans. Please update on sheet 3 of illustrative plans.
4. The phase line was revised, please label these two areas of wetlands as being part of PAMP II Wetlands.
5. On overall cover sheet, please revise the title that refers to transect zone allocation outside neighborhood boundaries. Please relabel this sheet to reference Newfield PMUV overall, not just “master site plan”.
 - a. Please include overall acreage
 - b. Label Newfield Parkway, Turnpike, Canal to give reference to overall location
 - c. Include general label for PAMP I and PAMP II
 - d. Please provide separate line for commercial/retail uses/office (290,000 sf Maximum per regulating plan) and industrial (2,000,000 sf/300 acres maximum)
 - e. Include acreage of industrial in SD-W East allotted to total maximum of 300 acres

Item #2:

Site Plan Graphics

1. Consider how to keep track of the overall minimum density by right for each transect, as the density for Newfield is based on the full PMUV project (Table 3-2).
 - a. Remove the density table from the master plan as density is not calculated based on master site plan acreage but on overall PMUV project by transect
 - b. Keep the number of total units (not broken down by transect) on this sheet MP-1.
 - c. Note number 1 on sheet MP-1 could be removed as minimum residential density is not based on neighborhood master plan acreage
2. It appears from the data table B on sheet that no units are allocated to T5. *The T-5 mixed-use center permits the greatest intensity and mix of uses with buildings located close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from public view and are considered appropriate for neighborhood centers.* Please clarify if no residential units are proposed in this T5 transect.
3. Clarify the darker square on the block south of the civic building block, west of SW Choctaw Drive on the civic open space plan (playground?).
4. The particular arrangement of civic open space types is included in Table 3-4. The civic open space plan indicates that some civic open spaces are not appropriate in proximity of SD-W. The size of the proposed civic open spaces would not meet the standards for those civic open spaces that are permitted in proximity to the SD-W transect zone. The applicant has stated that a code amendment will be

submitted separately to address Table 3-4.

- a. At this time, an amendment has not been submitted.
5. Sheet MP-2 shows the entire area north of SW Commerce Street, east of SE Bessey Avenue, south of SW Old Florida Road, west of the SD-W 2,652 SF block with a T-1 transect. The illustrative plan shows some area that may be civic space or other open area. Please confirm if this full area is T-1 transect.
6. On sheet MP-1, please modify the building coverage table. The requirement (“Maximum Building Coverage Allowed”) needs to reference the actual requirement in Table 3-2, that being 60% of individual SD-W transect lots. The provided data (“Maximum Building Coverage Proposed”) would then need to include an asterisk or refer to the note that the warrant is being requested. The required data always needs to reflect the Article 11 provision, whereas the proposed may reference any warrants or exceptions.
 - a. Please modify the title of the building coverage data table to include word “Transect” after SD-W to distinguish transect from the neighborhood name of SD-W to eliminate future confusion as the neighborhood and transect have the same naming convention.
 - b. Please include a note that the lot coverage for the remainder of transects will be calculated with other development standards at time of final site plan, so it is clear that the warrant is only for the SD-W transect.
7. On sheet MP-A, please include an additional line for the phase 4 area percentage less the T1 wetland area, which should be under the 25% threshold for site plans.
8. Please remove note 1 on the civic and open space plan (MP-3) as it relates to block sizes.

Illustrative Plan Set

9. Note on page 3 of illustrative plans: Please remove reference to platting and engineering phases. The plat and engineering phases will be consistent with approved final site plans, no modifications would occur at these times.
 - a. The note was not been removed from sheet 3
10. Urban Street 6 and Drive Urban 2 data table – please clarify the “8’ buffer” referenced in the bike facility. Is this a buffer from the sidewalk? Please update dimensional reference to match section
11. Drive-Urban: please add label for left side landscape strip width.
12. Drive Urban 2: update planter width data in table to match section
13. Workplace Street 2: the data states a 11 foot sidewalk, only 6’ are proposed. The data error is also in Article 11. Please update data table and remove reference to Sec. 11.5.9.O as the error is being corrected on these submittal plans (consider updating Article 11 with proposed amendment)
14. Workplace Street 4: update planter width in the data tables to be consistent with proposed width shown in street section
15. Clarify if bicyclists are allowed on the Pedestrian Street 3. Update “bike facility” data if they are not.
16. Pedestrian Street 3: include planter width dimension and data to match aerial view
17. Drive-Urban is adjacent to SD-W, SD-W needs to be listed as a permitted transect for the street type on page MP-6. This would be a change from Art. 11 and the reference to 11.5.9.K should be removed or a note added that the SD-W is being added as a permitted transect.
18. Neighborhood Street 3 is adjacent to T5 (surrounding civic open space square), T5 needs to be listed as a permitted transect for the Neighborhood 3 street type

Item #3:

Thoroughfare Standards

1. *Some dimensional flexibility is permitted for street types to account for varying Right-of-Way widths, however they shall be designed to have all the basic functional characteristics including roadway width, on-street parking/Curb side Flex Zones, sidewalks, trails, street trees, and landscaped areas shown for their type, and be appropriately sized for the Transect Zones in which they are located.*
 - 11.5.3.A.1
 - a. No justification for specific street types was provided with the comment response memo. Neighborhood Street 4 and Workplace Street 3 is proposed along the T5 and T4 districts. Neighborhood Street 4 has 6' sidewalks with no multimodal or bicycle facilities, shade trees at 50' o.c. and 7 foot planting strips which would be reduced 1-2 feet with the addition of curbs.
 - b. Most of the street sections listed to be appropriate for the T-5 transect include separate bicycle facilities, wider sidewalks with 8' planting strips. Those appropriate for the T4-R include 5-8' planting strips and most have separate bicycle facilities. Recognizing the SD-W transect on the north, there is T5 transect on the south side of Workplace Street 3. Workplace street 3 only has 5' sidewalks along the T5 transect.
 - c. In regard to the distribution street, Lot, Building, and Street dimensions within the Workplace District Transect Zone vary based on the functional requirements of the use type, *but the goal of compact, walkable urban form remains.* is no direct east-west pedestrian access from the western area of the neighborhood to SW Old Florida Road with the exception of SW Artisan Street. Pedestrians/bicyclists would have to walk a long distance to get from SW Old Florida Road back to the residential area and bicyclists would be on the distribution road. Please consider whether the elimination of all sidewalks still meets this goal.
 - d. Provide justification for the appropriateness of Neighborhood Street 4 and Workplace Street 3. Please see additional street comments in Section M of this report.
 - e. Notes may be added to the street plan (e.g. that individual lots in T5 will accommodate additional sidewalk width as discussed in previous meetings)
 2. Similar to the Crossroads neighborhood, the room for curbs should be accounted for in the street sections to accommodate sufficient landscape planting area.
 3. The transition from Urban Street 6 to Drive-Urban 2 on SW Old Florida Road shifts the multimodal lane from the east to the west side, please clarify if this is intentional.

Informational:

1. When a civic building is located within a civic space completely surrounding by streets, as proposed, parking shall be accommodated on-street or within mid-block locations within a ¼ mile of the civic building's front door.
2. A light pole has been selected with the Crossroads infrastructure final site plan. Section 11.5.4.B states that the Settlement Architect shall set a lighting pole and fixture standard prior to approval of the first Neighborhood Final Phase Plan. Please consider whether this light pole or others will be utilized for SD-W in future final site plan submittal.
3. Parking curb cut width in T5 is 26' and 20' within TR-4 max. Please ensure compliance now prior to final site plan submittal. This likely applies to the entrance to parking lots south of T5:3 – T5:14 unless this will be designated as an alley street type.

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

Property Management staff review for compliance requirements associated with this area of regulation is pending Engineering staff's review of the submittal regarding right-of-way dedications for the project.

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

Environmental

Unresolved Issues:

Item#1: Master Site Plan

On sheet MP-3, please label all wetland and wetland buffers and show the associated acreages for each individual wetland and wetland buffer. The total shall equal the acreage shown in the preserve area table.

On sheet MP-A, please clearly show or add a note stating that all preserve areas shall be placed under a PAMP with Phase I of this project and all requirements in the PAMP shall be completed as part of Phase I.

Landscaping

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

K. Determination of compliance with transportation requirements - Engineering Department

Item # 1:

The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.63 because:

The previous submittal utilized Industrial Park (ITE Land Use 130) and was an acceptable for Master Plan level trip generation. Change from Warehousing (ITE Land Use 150) to Industrial Park (ITE Land Use 130).

Item # 2:

Under *Assured and Programmed Construction*, include projects identified under Section H. Transportation of the Newfield Development Agreement.

- 84th Avenue Extension
- Widening of SW Citrus Boulevard from 2 lanes to 4 lanes from E/W 1 to SR-714
- Widening of SW Citrus Boulevard from 2 lanes to 4 lanes from SW Becker Road to E/W 1

Item # 3:

The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.64 because:

1. An analysis, including traffic distribution and assignment, of all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least two percent of the level of service capacity as identified in the most recent Martin County annual concurrency report. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5 (2009)]

- See 2023 Roadway Level of Service Report.

2. The proposed signalization will change SW Newfield Parkway between SR-714 (SW Martin Highway) to E/W 2 from a C2 context classification to a C3C with a capacity of 1,125.

L. Determination of compliance with county surveyor - Engineering Department

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

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

Engineering

Division 5: Thoroughfare Standards

1. Confirm that “Alley” street type listed on Sheet MP-4 is intended to be the “Alley-Residential 2” on Sheet MP-10. If so, revise Sheet MP-4 to match.
2. The on-street parking and sidewalk locations shown on Sheet 3 are not consistent with the identified street types (e.g. parking on one side vs both sides of street). Revise Sheet 3 to match the selected street types.
3. Workplace Street 3 Street Type: Minimum sidewalk width shall be 6’ (LDR 11.5.3.A.9)
4. Workplace Street 3 Street Type: Minimum length for 45-degree angled parking shall be 21.2’ (Standard Detail R-81)
5. Distribution Street: Provide pedestrian facilities on both street sides for this proposed new street type.
6. Distribution Street: Provide justification for the need for 15’ lane widths for this proposed new street type.
7. Alley – Residential 2 Street Type: Confirm if this is an actual street type or if the application is for parking areas.

8. Alley – Residential 2 Street Type: The minimum two-way aisle width for 90-degree parking shall be 24' (LDR 4.627.B)
9. Identify the road edge treatment (gutter vs. swale) to be used for all streets.
10. Provide proposed ownership and maintenance responsibilities for all streets, drives, alley's, etc.

Division 6: Site Development Standards (Stormwater Management)

11. Provide a narrative and graphic of the stormwater phasing plan that demonstrates how the SD-W East development phase fits into the approved Stormwater Master Plan for the Newfield development including temporary and permanent infrastructure that will be provided.

Division 6: Site Development Standards (Parking & Loading)

12. Provide information demonstrating parking compliance with the Planned Mixed-Use Village parking requirements (LDR 11.6.2.A)

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

Addressing

Unresolved Issues:

#1 Please name and label the neighborhood 3 street that is the southern continuation of SW Gulf Ln. Please use the code for north/south running streets when choosing a street type.

#2 Please name and label the east/west running neighborhood 3 street that is west of SW Choctaw Dr, north of the preserve area.

#3 Please provide a separate name for the eastern section of SW Woolsey Trl.

4.768.A. North/south running streets shall be designated "avenue," "court," "drive," "lane" or some other designation beginning with a letter in the first half of the alphabet (A through M).

4.768.B. East/West running streets shall be designated "street," "terrace," "place," "way" or some other designation beginning with a letter in the second half of the alphabet (N through Z).

See Fire Department comments for additional addressing recommendation.

Electronic Files

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. (2023).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

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

Finding of Compliance with Recommendation

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Recommendation:

Fire Prevention recommends addressing on Snook Ave not be separated because the street is not contiguous. We would recommend renaming one of the streets to prevent potential emergency response delays.

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

ADA

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

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

Martin County School Board

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA**Facilities Department**

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131

**Martin County School District General School Capacity Analysis**

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant: MAM US, LLC. – James FitzGerald 561-413-6095
Project Name: Newfield SD-W East
Parcel # - PCN: 103840000000000201
Date: 09/07/2023
Request: Request for a General School Capacity Analysis for Newfield SD-W East, 277-unit community on 195.88 acres over a 5 year period, located on SW Citrus Blvd.

Student Generation Calculation:

Residential Units (5 yrs.)	277
Current Student Generation Rate	.1987
Elementary 61%	35
Middle 22%	13
High 17%	8
Total Forecasted Students	56

School Zone Enrollment & Permanent Capacity:

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2022-2023 (as of 2/10/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
Palm City Zone – Citrus Grove Elementary School	609	557	922
Palm City Zone – Hidden Oaks Middle School	940	922	1366
Palm City Zone – Martin County High School	2224	1781	1903

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

Facilities Department

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above- referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

Facilities Department
Martin County School District
1939 SE Federal Highway
Stuart, Florida 34994
Ph. 772.219.1200 Ext 30131

Page | 2

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – N/A

Source – Utilities Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – N/A

Source – Utilities Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending evaluation

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Pending Evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – In place

Source - Growth Management Department

Reference - see Section P 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.
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.

Item	Description	Requirement
6.	Approved Master Site Plans (Including Illustrative Plans)	One (1) copy 24" x 36" of the approved final site plan.
7.	Digital Copy of Master Site Plan	One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
8.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees. NOT APPLICABLE FOR SMRU, CHECK WITH UTILITIES
9.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits required in conjunction with this master plan 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:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	N/A		N/A
Advertising fees*:	TBD		
Recording fees**:	TBD		
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.

*** Required at building permit

X. General application information

Applicant/Owner: Mattamy Palm Beach, LLC
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426

Agent: Urban Design Studio,
Kem Tuma, Rob Dinsmore, Tyler Woolsey
610 Clematis Street, Suite CU-02
West Palm Beach, FL 33431
561-366-1100
twoolsey@udsflorida.com
rdinsmore@udsflorida.com
ktuma@udsflorida.com

Engineer of Record: Kimley-Horn, Chris Hollen
445 24th Street, Suite 200
Vero Beach, FL, 32960
772-794-4100
Chris.Hollen@kimley-horn.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