



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_0920_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
Application Received:	06/10/2024
Transmitted:	06/12/2024
Staff Report:	07/16/2024
Application Received:	08/29/2024
Transmitted:	08/29/2024
Staff Report:	09/20/2024

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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 436 dwelling units including single family, townhomes and apartments, as well as approximately 1,100,000 square feet of nonresidential uses (55% of the 2,000,000 square feet of “other” non-residential floor area approved within the entire Newfield PMUV site).

SD-W East is the second master plan in the Newfield PMUV. The Crossroads neighborhood master plan has been approved for 1,251 units (30% of project total of 4,200 units) and 205,930 sf of commercial use (71% of project total (approved for 290,000 sf overall)). Combined, the two master plans account for 1,67units (40.2% of project total), 70% of commercial/retail/office and 55% of other non-residential uses.

Included with the application is a request for a warrant (and approval from OSA) for 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.

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

Development Review Staff Report

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	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	N/A
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	Comply
M	Engineering	Matthew Hammond	228-5512	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	Jorge Vazquez	221-1448	Comply
O	Wellfields	Jorge Vazquez	221-1448	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	285-2298	N/A
Q	ADA	Matthew Hammond	228-5512	N/A
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Juan Lameda	223-3105	Comply
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	Liz Nagal	320-3056	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.

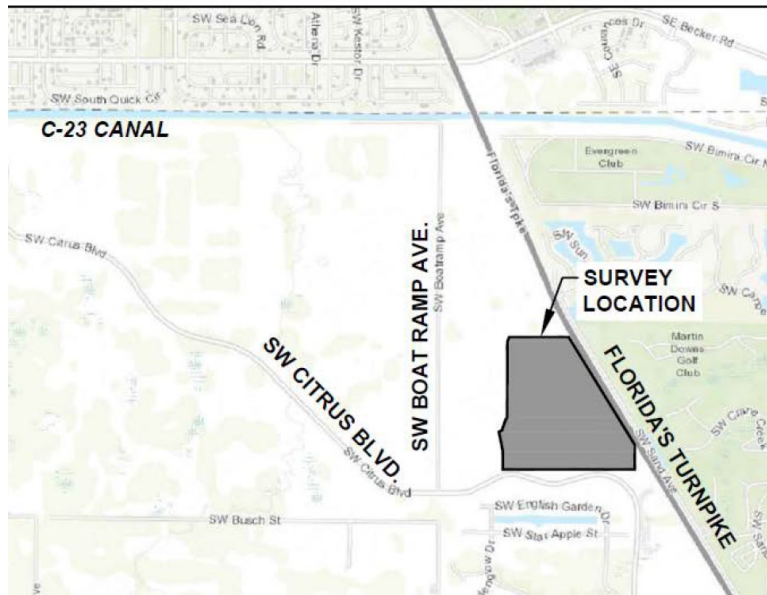
Pursuant to Section 11.7.4.H, Land Development Regulations, Martin County, Fla., it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

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.

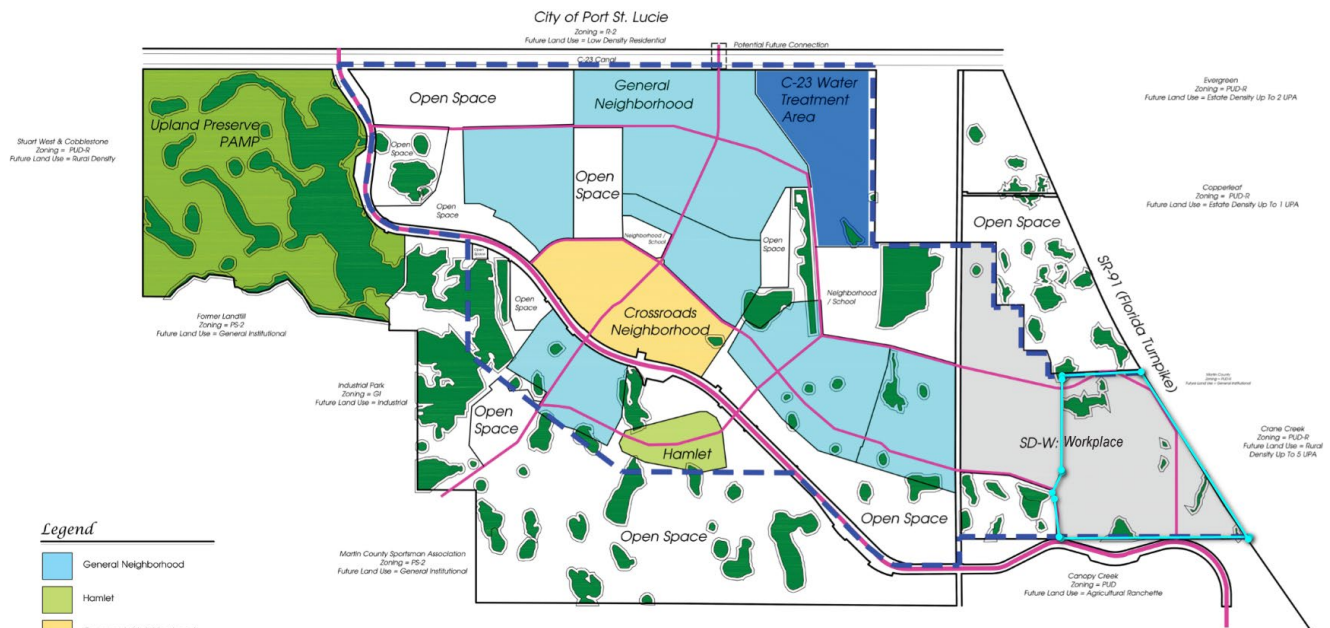
E. Location and site information

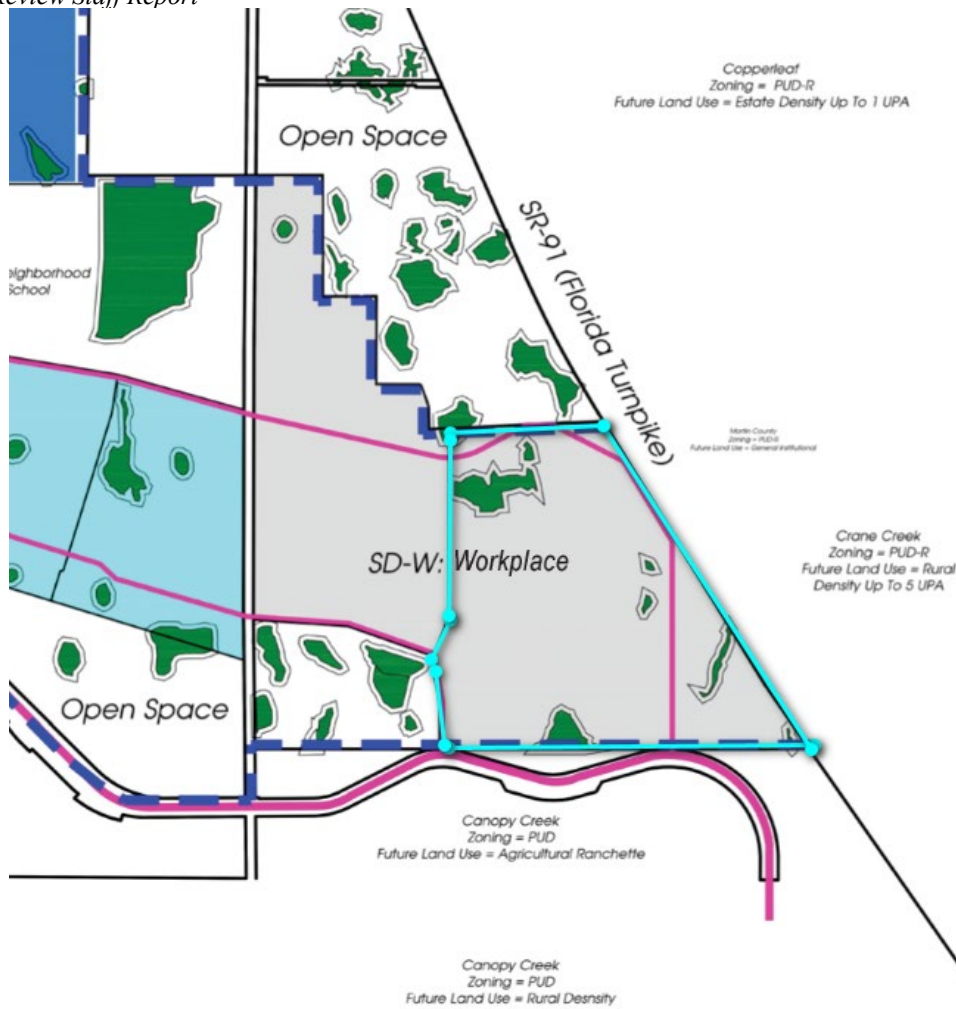
Parcel number(s) and address: 10384000000000201
Existing Zoning: PMUV
Future land use: MUV
Gross area of site: 195.88 acres (subject master plan)

**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

This application is dependent on the concurrent application for Article 11 code changes (LDR 24-05), including:

- a. A proposed change to not consider the T1 natural (wetland) transect towards the gross area allocated to transect zones when calculating the overall required transect allocation percentage within the subject master plan, thereby only considering the developable land toward transect requirements.

2. The LDR change for items not impacting SD-W is under separate review. Responses in this staff report do not address proposed changes that impact only the areas outside this SD-W master plan.

Unresolved Issues:

1. Please provide updated school concurrent application with revised units, the previous version only included 277 units.

Item #1:

Site Plan Graphics

1. The phasing plan is not accounting for any commercial/office/retail use (maximum of 290,000 sf). The table is categorizing all uses as other non residential (maximum of 2,000,000 square feet). Industrial uses are not permitted in the T4 and T5 transect, it is assumed the non residential in these transects would have to be under the commercial/office/retail use category. Please revise accordingly.
 - a. As discussed in the separate meeting, there is a clear division of allocated square footage to “commercial/office/retail” and “other nonresidential” is a separate category. The breakdown of allocated square footage needs to be separated into the two separate categories to show overall allocation of square footage towards the maximum allowed within the Development Agreement.
2. The 2,095 foot block south of SW Artisan Street, east of SW Dinsmore Lane exceeds 600 feet and requires a mid-block pedestrian crossing of at least 8’ in width.
3. In a separate meeting, it was discussed that a breakdown of exact number of units within each individual transect is not appropriate at master plan level, however a note would be included regarding the requirement to mix uses within the T5 transect. Please include note.
4. Please remove “unless approved by County Engineer” from note regarding maximum lot coverage in SD-W lots.
5. Workplace Street 2 (Sec. 11.5.9.O) – the section data on the plans lists sidewalk width at two sides- 11 feet (6 feet clear). The submitted LDR change does not include “(6 feet clear)”. Please revise one for consistency (plan or LDR change).

Informational (no response required):

1. A light pole design for the SD-W East Neighborhood will be selected at time of first infrastructure site plan.
2. The SD-W Transect Zone shall contain at least two different permitted residential building types within each Neighborhood.

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

No dedication of right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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

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

Findings of Compliance:

Traffic Engineering Administrator is coordinating with applicant's traffic engineer separately on remaining cleanup item.

L. Determination of compliance with county surveyor - Engineering Department

Findings of Compliance:

This project was reviewed by this department as a final site plan and no further review is necessary.

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

Engineering

Findings of Compliance:

Division 8 of Article 4 – Excavation, Fill, and Mining: This application is for a Master Site Plan approval; therefore, construction is not proposed at this time and compliance with Division 8 will be determined during the Final Site Plan approval.

Division 6 of Article 11 and Division 9 of Article 4 – Stormwater Management: This application is part of an approved Master Stormwater Plan. The applicant has demonstrated that the proposed development will comply with the approved Master Stormwater Plan. Final compliance with Division 6 of Article 11 and Division 9 of Article 4 will be determined during the Final Site Plan approval.

Division 10 of Article 4 – Flood Protection: The SD-W project area does not fall within a Special Flood Hazard Area. Construction is not proposed at this time; therefore, compliance with Division 10 of Article 4 will be determined during the Final Site Plan approval.

Division 6 of Article 11 – Parking and Loading: This application is for a Master Site Plan approval; therefore, construction is not proposed at this time and compliance with Division 6 will be determined during the Final Site Plan approval.

Division 5 of Article 11 – Thoroughfare Standards: The applicant demonstrated the proposed streets and roadways meet the design standards of Division 5 of Article 11. Final compliance with Division 5 of Article 11 will be determined during the Final Site Plan approval.

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 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.

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: 10384000000000201
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

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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

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 – Positive 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 – Positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive 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.	Approved Master Site Plans (Including Illustrative Plans)	One (1) copy 24” x 36” of the approved master site plan.

Item	Description	Requirement
6.	Digital Copy of Master Site Plan	One (1) digital copy of the site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
7.	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 after the post approval package has been submitted.

*** 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