



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. Application Information

## NEWFIELD SOUTH TRAILHEAD (TRAILHEAD #1) PMUV FINAL SITE PLAN

Applicant	MAM US, LLC, James FitzGerald
Owner:	MAM US, LLC, James FitzGerald
Agent for the Applicant:	MacKenzie Engineering & Planning, Inc., Shaun MacKenzie
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	P172-013
Record Number:	DEV2024010012
Report Number:	2024_0827_P172-013_Staff_Report_Final
Application Received:	05/10/2024
Transmitted:	05/14/2024
Staff Report:	06/07/2024
Application Received:	08/08/2024
Transmitted:	08/09/2024
Staff Report:	08/27/2024

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### B. Project description and analysis

This is a request by MacKenzie Engineering & Planning, Inc. on behalf of MAM US, LLC for final site plan approval to develop a trailhead including parking and related infrastructure (South Trailhead) to provide public access to existing and proposed recreational trails within the Newfield Planned Mixed Use Village. The proposed trailhead is located on the south side of Newfield Parkway (fka Citrus Boulevard), approximately 0.65 miles south of the C-23 Canal, 0.54 miles west of the Newfield Crossroads Neighborhood, in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

The trailhead is within PAMP I, which permits trailheads as public access to passive recreation uses. Activities allowed in the PAMP 1 preserve areas include hiking, off road cycling, and horseback riding on trails designated for those specific purposes, bird watching, potential passive recreation uses in accordance with the PAMP 1 Habitat Management Plan, and nature enjoyment.

Public access will be facilitated by provision of trailheads from public rights of way as well as a maintained trail system which includes opportunities for hiking, off road cycling, and horseback riding. All access points to the trail system will include signage instructing users that they are not to leave the established trails as all remaining areas are designated for preservation of natural habitats.

### **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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
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	N/A
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	Non-Comply
M	Engineering	Matthew Hammond	228-5512	Non-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	N/A
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	Non-Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Juan Lameda	223-3105	N/A
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 final site plan. As such, final action on this application will be taken by the Growth Management Director, 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**

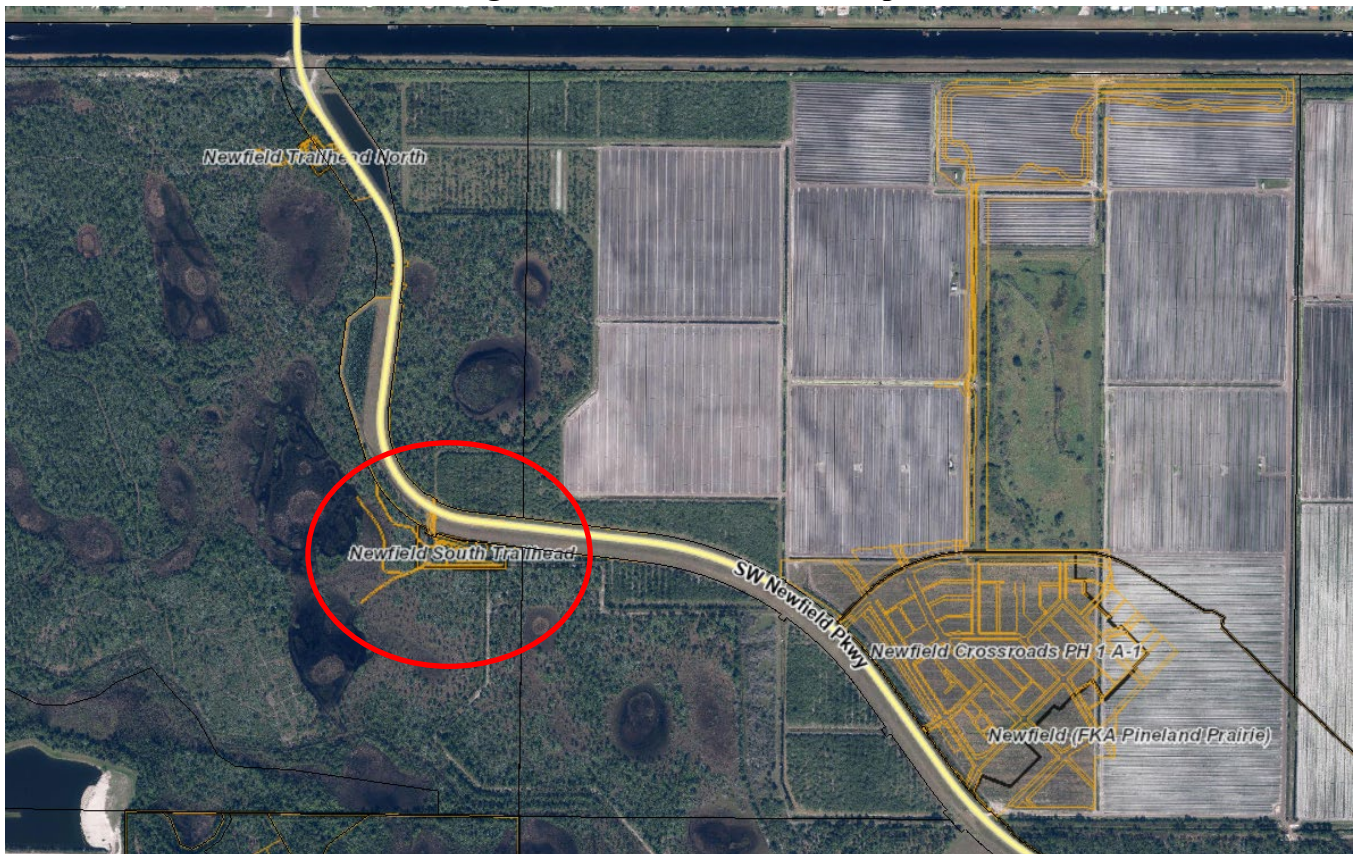
Parcel number: 06384000000000101

Existing Zoning: PMUV

Future land use: MUV

Gross area of site: 2.76 acres

**Figure 1: General Location 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:**

**Site Plan Graphics**

1. General Notes:
  - a. Please update note 6 to include the language within 11.7.4.K, remove language about 1 year for permits and 2 years for construction to be completed. Leave only the language from 11.7.4.K.
2. Include gate detail and pavilion detail on site plan sheets.

***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***

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**

**Unresolved Issues:**

**Item#1: Site Plan**

The existing dirt trails shown on the site plan do not match the most recent trail maps the county has on file from the applicant. According to the trail maps provided by Jason Hahner of EW Consultants and made by Avid Trails, there are no trails extending northwest into PAMP I. Please remove this trail from the site plan to be consistent with the permitted trails maps.

Based on the newly provided information, the site plan and construction plans (Sheet C-3) show impacts to existing native habitat. Specifically, the native habitat area in the northwest corner of the site area near the entrance is proposed to be impacted. What is the reason behind clearing this area? The plans show the entrance road will be constructed east of this area. Please clearly demonstrate why this native habitat area within PAMP I should be impacted or revise the plans to protect this area.

**Item#2: Land Clearing and Erosion Control Plan**

As previously requested, please show the use of orange barricade preserve fencing along the boundary of the native habitat areas and also around any protected trees that will remain. Please also provide a construction detail for orange barricade fencing in the plans.

Please provide the following items on the plan:

- c. Construction details for the installation of preserve area barricades.

**Landscaping**

**Unresolved Issues:**

**Item #1:**

**Standard Application Requirements**

**Remedy/Suggestion/Clarification:**

Scale of plans is identified to be 1" = 500'. Correct scale to be 1" = 10'

**Item #2:**

**Lake Plantings**

*Previously requested.*

**LITTORAL PLANTING REQUIREMENTS**

Final Site Plan:

Please identify the areal extent of lake littoral and upland transitional planting areas on the Final Site Plan. *Include information quantifying the total linear footage of lake to be constructed and square footage of planted littoral and upland transitional area to be planted.*

**Littoral Management Plan**

***Provide a LAMP.***

Please provide for a lake management plan prepared by a qualified environmental consultant with experience in restoration ecology. The plan shall provide for the following:

- a. A description of how vegetation is to be established including the extent, method, type, and timing of any planting provided.
- b. A description of the water management procedures to be followed to assure the continued viability and health of the plantings.
- c. Siltation avoidance. Water management systems such as swales and interconnected wetlands and lakes shall be specifically designed to inhibit siltation of the lakes and wetlands and the eutrophication process. The permittee shall submit a written environmental management and lake monitoring plan specifying system monitoring methods and corrective actions should siltation or eutrophication occur.
- d. A written strategy that identifies who shall be responsible for regular monitoring and removal of noxious, pest plant, and exotic species in order to assure a continued healthy diversity in littoral zone vegetation.

**Performance Standards**

The plans shall contain the following statement: *Include notes on plan.*

"It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Planning and Development Services Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas."

**Remedy/Suggestion/Clarification:**

Provide a Lake Management Plan *as detailed above*. Provide dimensions of proposed linear dimensions on the plans for the littorals and upland transitional areas to document and provide a criteria that can be measured.

***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 Survey does not meet the following requirement:

- Must reference the current title commitment, 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 Department***

**Engineering**

**Division 8: Excavating, Filling, and Mining**

1. Cross Section A-A shows a swale on the west side of the entrance drive with a “V”-shaped bottom. Revise the Construction Drawings to provide a minimum 1-foot-wide flat swale bottom. [Stormwater Management and Flood Protection Standards for Design and Review 1.2.B.1]

**Division 19: Roadway Design**

2. Provide an auto-turn analysis demonstrating that the proposed turnaround can accommodate the specified emergency vehicle. The specifications for the required design emergency vehicle are available upon request.
3. Revise the section of the modified brick walk on the southwest side of the pavilion to be a minimum of 6’ wide. [LDR 4.843.G.1]

### **Signed and Sealed Construction Plans**

4. Revise the cross-sections to identify proposed/existing grades at each grade break and the horizontal distance between each grade break to demonstrate minimum slope requirements are met.
5. Provide construction detail(s) of the proposed ADA compliant modified brick walk.
6. Revise the Construction Drawings to plug both ends of the existing western 38" x 60" RCP. Note that this pipe will be removed during the proposed widening of Newfield Parkway.
7. Provide construction detail(s) of the plug/cap proposed to be installed on the existing western 38" x 60" RCP.
8. Include Standard Detail R-60 – Pipe-Structure Connection – in the Construction Plans for the pipe connections into Control Structure C-1.

### **Consistency among Survey, Master Plan, Final Site Plan, Construction Plans, and Stormwater Report**

9. Revise the Final Site Plan legend to include the Stabilized Sod hatching used in the turnaround.
10. The perimeter berm delineated on the Paving, Grading and Drainage Plan crosses through the proposed ditch/swale. Clarify the intent of this or revise the Construction Plans accordingly. As shown at its current location, offsite flows to the east will be blocked conveying through the project.

### **Development Order**

The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

### ***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 the AutoCAD dwg file of the site plan and boundary survey were 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**

### Finding of Compliance

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**

### Unresolved Issues:

1. Revise the Paving, Grading & Drainage plan to provide additional elevations at the modified brick walk to demonstrate a maximum running slope of 5% and cross slope of 2% (ADA Standards for Accessible Design 403).

**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 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 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 M 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 – In Place

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.

Item	Description	Requirement
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.	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
6.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
7.	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.
8.	Digital Copy of 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.
9.	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.
10.	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:	\$8,750.00	\$8,750.00	\$0.00
Inspection Fees:	\$4,160.00		\$4,160.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		

- \* 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: MAM US, LLC  
James Fitzgerald  
2500 Quantum Lakes Drive, Suite 215  
Boynton Beach, FL 33426

Agent/Engineer of Record: MacKenzie Engineering & Planning, Inc., Shaun MacKenzie  
1172 SW 30<sup>th</sup> Street, Suite 500  
Palm City, FL, 34990  
772-286-8030  
[shaun@mackenzieengineeringinc.com](mailto:shaun@mackenzieengineeringinc.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

## Z. Attachments