



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

THE PRESERVE AT PARK TRACE PUD PLAT

Applicant:	DR Horton, Inc.
Property Owner:	DR Horton, Inc.
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	V038-004
Record Number:	DEV2022050013
Report Number:	2023_0817_V038-004_DRT_STAFF_FINAL
Application Received:	06/09/2022
Transmitted:	06/10/2022
Date of Report:	07/25/2022
Application Received:	09/30/2022
Transmitted:	10/03/2022
Date of Report:	11/17/2022
Application Received:	04/20/2023
Transmitted:	04/25/2023
Date of Report:	05/25/2023
Application Received:	06/17/2023
Transmitted:	06/19/2023
Date of Report:	07/21/2023
Date of Report Revised:	08/17/2023

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 an application by DR Horton, Inc., for approval of a plat, consistent with the approved master/final site plan of a residential development consisting of 114 single family lots and associated infrastructure on approximately 97.04 acres resulting in a gross residential density of 1.2 units per acre. The subject site is located on the south side of SE Cove Road at the Willoughby Boulevard intersection

in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

The Preserve at Park Trace PUD zoning agreement and master/final site plan were approved September 28th, 2021. Pursuant to Division 21, Article 4, Land Development Regulations (LDR), Martin County, Fla. (2017), the Plat must be consistent with the approved final site plan.

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 Review	Brian Elam	772-288-5501	Comply
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Urban Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	Comply
M	Engineering Review	Michelle Cullum	772-288-5512	N/A
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	N/A
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
O	Wellfields Review	James Christ	772-320-3034	N/A
P	Fire Prevention Review	Doug Killane	772-288-5633	N/A
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
R	Health Department Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Kimberly Everman	772-223-3105	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Exempt

D. Review Board action

This application complies with the requirements for processing a Plat, pursuant to Section 10.2.F., LDR, Martin County, Fla. (2019). As such, final action on this application will be taken by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9., Section 10.5.F., LDR, Martin County, Fla. (2019).

This application is for a plat of a project with an approved PUD Master Final Site Plan. Minor technical revisions to the approved PUD Master Final Site Plan were required to achieve consistency with the plat. As such, an amendment to the Preserve at Park Trace PUD is attached to update the Exhibit D Master/Final Site plan. Final action on this request for approval is required by the Board of County Commissioners at a public meeting pursuant to Section 10.5.A.2., Land Development Regulations, Martin County, Fla., (2016).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019), 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 addressed the non-compliance findings from the staff report dated, July 21, 2023. The

previous staff reports, and resubmittals are incorporated herein by reference. 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.

E. Location and site information

The 97-acre site is located on south of the SE Cove Road and SE Willoughby Boulevard intersection.

Parcel number:	34384100000000110	87.87 acres	Parcel 1
Parcel number:	343841001000002705	4.59 acres	Parcel 2
Parcel number:	343841001000002803	4.59 acres	Parcel 3
Address:	2320 SE Cove Road, Stuart		
Existing Zoning:	PUD (Resolution 21-9.91; September 28 th , 2021)		
Future Land Use:	Estate Density 2UPA		
Nearest Major Road:	SE Cove Road		
Gross Area of Site:	97.04 acres		

Figure 1 Location Map

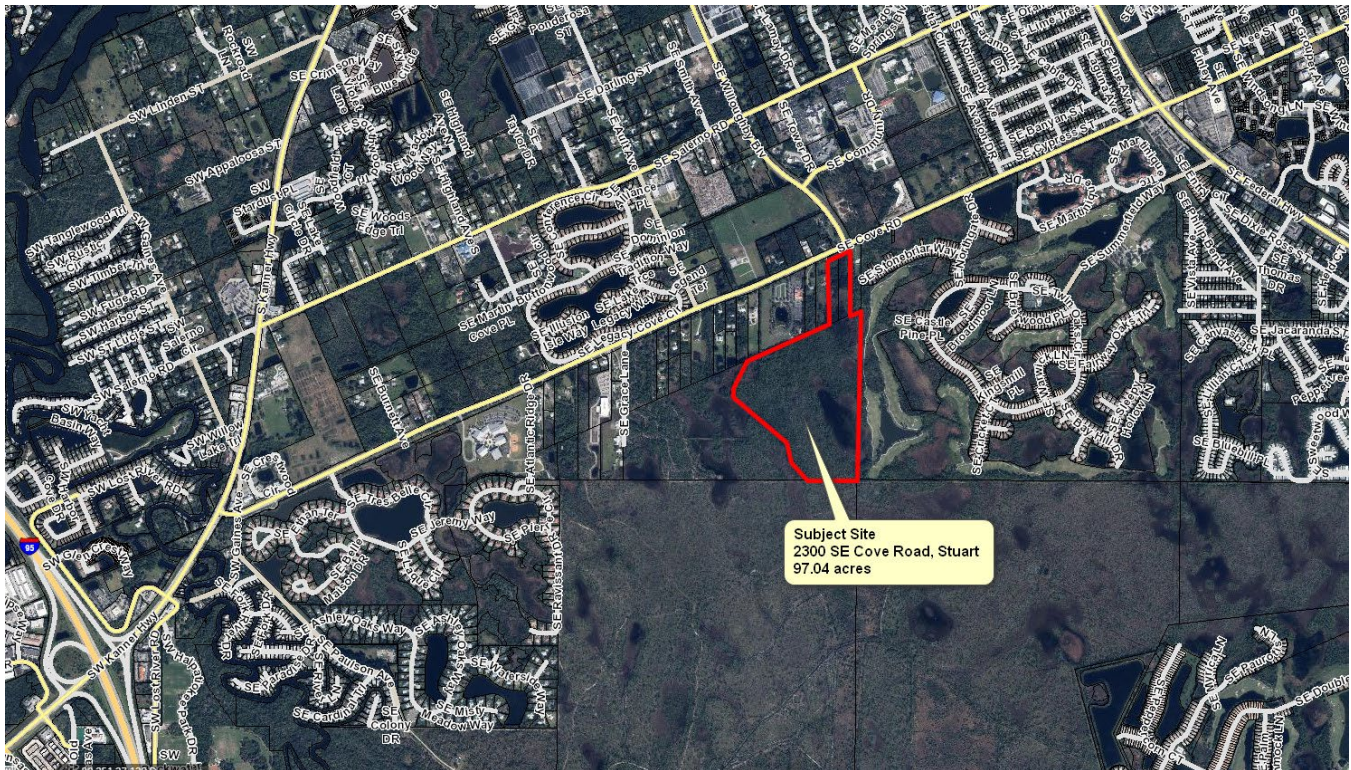
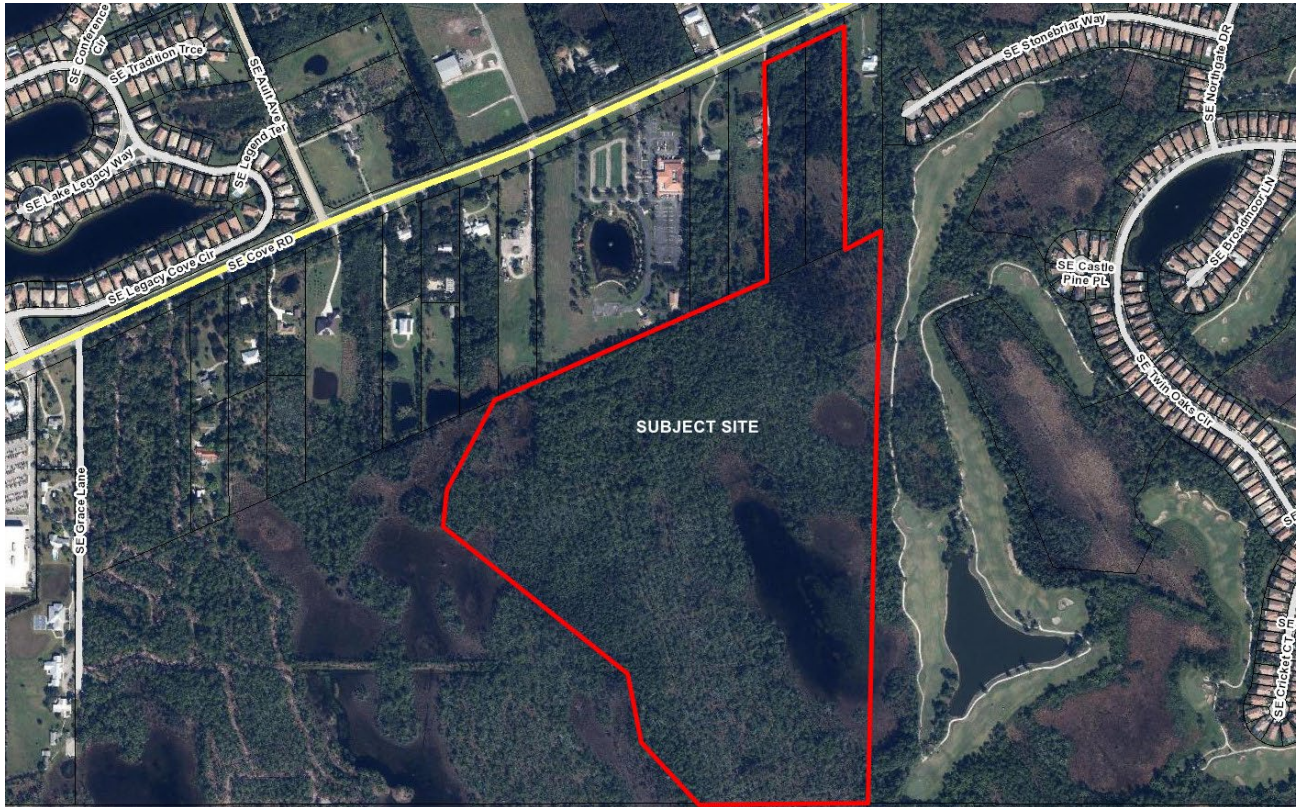


Figure 2 Aerial



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

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There is no unresolved land use, site design standards, zoning or procedural requirement issues associated with this application.

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

Findings of Compliance:

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Information:

Payment Of The Taxes

No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land. SECTION 197.192, FLA. STAT. (2016)

The submittal of documentation to demonstrate compliance with this requirement is required prior to recordation of the plat. Please submit or verify that the applicant proposes to submit this documentation during the post-approval process.

H. Determination of compliance with 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

Environmental

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. The preserve area boundaries shown on the approved final site plan are consistent with what is shown on this proposed plat.

Landscaping

The Growth Management Department Environmental Division staff has reviewed the application and

finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013].

The plat documents are consistent with the approved final site plan and approved development order.

K. Determination of compliance with transportation requirements – Engineering Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent Martin County, Fla., LDR Article 4, Division 21 (2019).

L. Determination of compliance with county surveyor – Engineering Department

Findings of Compliance:

The County Surveyor's office has reviewed this development application for compliance with applicable statutes and ordinances and finds it in compliance. This division recommends approval of the application, subject to compliance with the standards for the submittal of all post-approval documents and field verification.

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

Engineering requirements are reviewed in conjunction with the Final Site Plan, with which this plat must be consistent. There are no changes proposed to the Final Site Plan, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Reviewer was not required to review this application.

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

Electronic Files

Findings of Compliance:

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

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County

Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2022).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds the Plat in compliance with Martin County's requirements for water and wastewater level of service.

Wellfields Review

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

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

Fire Prevention

These development standards were applied during staff review of the final site plan, with which the plat must be consistent Martin County, Fla., LDR §10.1.E (2019).

Emergency Preparedness

These development standards were applied during staff review of the final site plan, with which the plat must be consistent Martin County, Fla., LDR §10.1.E (2019).

Q. Determination of compliance with Americans with Disabilities Act (ADA) requirements – General Services Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent Martin County, Fla., LDR §10.1.E (2019).

R. Determination of compliance with Martin County Health Department and Marin County School Board

Martin County Health Department

These development standards were applied during staff review of the final site plan, with which the plat must be consistent Martin County, Fla., LDR §10.1.E (2019).

Martin County School Board

These development standards were applied during staff review of the final site plan, with which the plat must be consistent Martin County, Fla., LDR §10.1.E (2019).

S. Determination of compliance with legal requirements – County Attorney’s Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirement – responsible departments

Development that does not create additional impact on public facilities includes:

- A. Additions to nonresidential uses that do not create additional impact on public facilities.
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more.
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan.
- D. Boundary plats which permit no site development.

Exempted development will be treated as committed development for which the county assures concurrency.

U. Post-approval requirements

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.	Post Approval Requirements List	After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.
2.	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.
3.	Copy of Approved Plat	Three (3) paper copies 24" x 36" of the approved plat.
4.	Notice of Subdivision Plat Filing Form	A completed Notice of Subdivision Plat Filing Form to be forwarded to the State of Florida Department of Business Regulation.
5.	Declaration of Covenants and Restrictions	Original executed Declarations of Covenants and Restrictions for the homeowner's association.
6.	Executed Plat on Stable Material	Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.
7.	Digital Copy of Plat	One (1) digital file copy of the plat in AutoCAD 2010-2017 drawing format (.dwg). For other types of computer software that may be utilized by the applicant, a digital exchange file (.dxf) version 2004 may be substituted. The digital version of the boundary survey must match the hardcopy version as submitted.
8.	Cost Estimate	One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.
9.	Original Contract	Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.
10.	Property Taxes	One (1) copy of Tax Collector's paid property tax receipt.
11.	Flash/Thumb Drive	One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

V. Local, State, and Federal Permits

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

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:	\$16,600.00	\$16,600.00	\$0.00
Advertising fees *:	TBD		
Recording fees **:	TBD		

* 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.

X. General application information

Applicant: DR Horton, Inc.
C/O Karl Albertson
6123 Lyons Road, Suite 100
Coconut Creek, FL 33073

Agent: Lucido & Associates
Morris A. Crady
701 SE Ocean Boulevard
Stuart, FL 34994

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