



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. Application Information

## SEVEN J'S SUBDIVISION NORTH REPLAT

Applicant:	Palm City Holdings, LLC (Frank Poma)
Property Owner:	Palm City Holdings, LLC (Frank Poma)
Agent for Applicant:	Betsy Lindsay – A Division of Haley Ward, Inc. (Elizabeth A. Lindsay, P.L.S. 4724)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P102-080
Record Number:	DEV2023080007
Report Number:	2024_0226_P102-080_DRT_STAFF_FINAL
Application Received:	09/25/2023
Transmitted:	09/25/2023
Date of Report:	10/26/2023
Application Received:	01/04/2024
Transmitted:	01/09/2024
Date of Report:	02/15/2024

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### B. Project description and analysis

This is a request by Haley Ward, Inc. on behalf of Palm City Holdings, LLC for a replat of Tract A, UP-1 thru UP-4, W-1 thru W-5, and Lake 2 of the Seven J's Subdivision. The replat is consistent with the approved Seven J'S North Subdivision PUD Master/Final Site Plan for 37 permit ready industrial lots. The subject site is located north of the approved Seven-Js Industrial Subdivision and east of the Martin County Recycling Landfill, at the north terminus of SE Poma Drive, approximately 0.5 miles north of SW Busch Street, 1.5 miles north of SW Martin Highway, in Palm City. Included with the application is a request for a Certificate of Public Facilities Exemption.

### C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Non-Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial 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	Non-Comply
M	Engineering Review	Stephanie Piche	772-223-4858	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	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	N/A
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	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 is for a plat. As such, final action on this request is required to be heard at a public meeting. The public meeting shall be before the Board of County Commissioners (BCC), who will take final action on the request pursuant to Table 10.5.F.9., LDR, Martin County, Florida (2021).

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

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

**E. Location and site information**

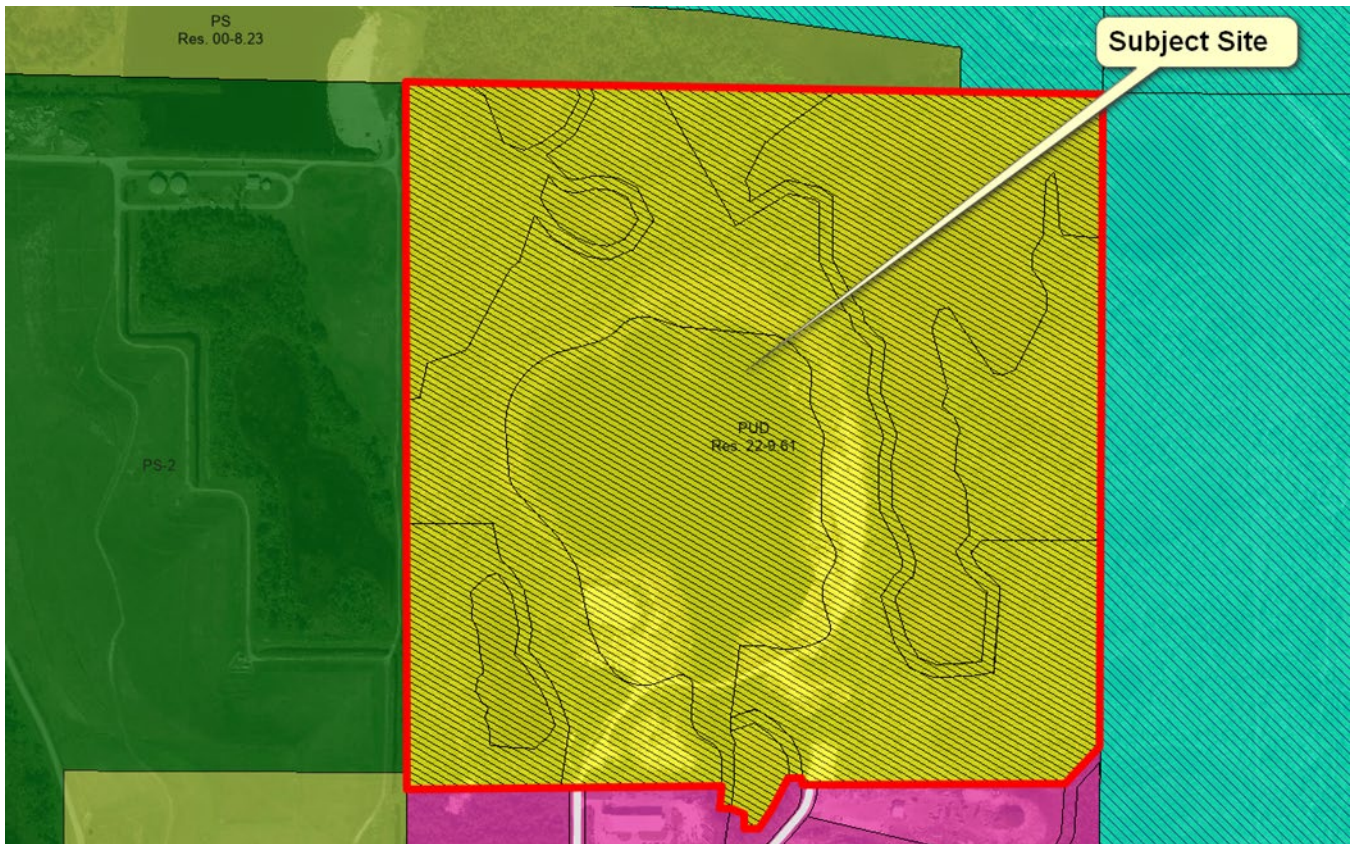
Parcel number:	073840001001000000	Address unassigned
Parcel number:	073840001002000000	Address unassigned
Parcel number:	073840001000000030	Address unassigned
Parcel number:	073840001000000040	Address unassigned
Existing zoning:	PUD	
Future land use:	Industrial	
Nearest major road:	SW Martin Highway	
Gross area of site:	166 acres	

**Figure 1: Location Map**

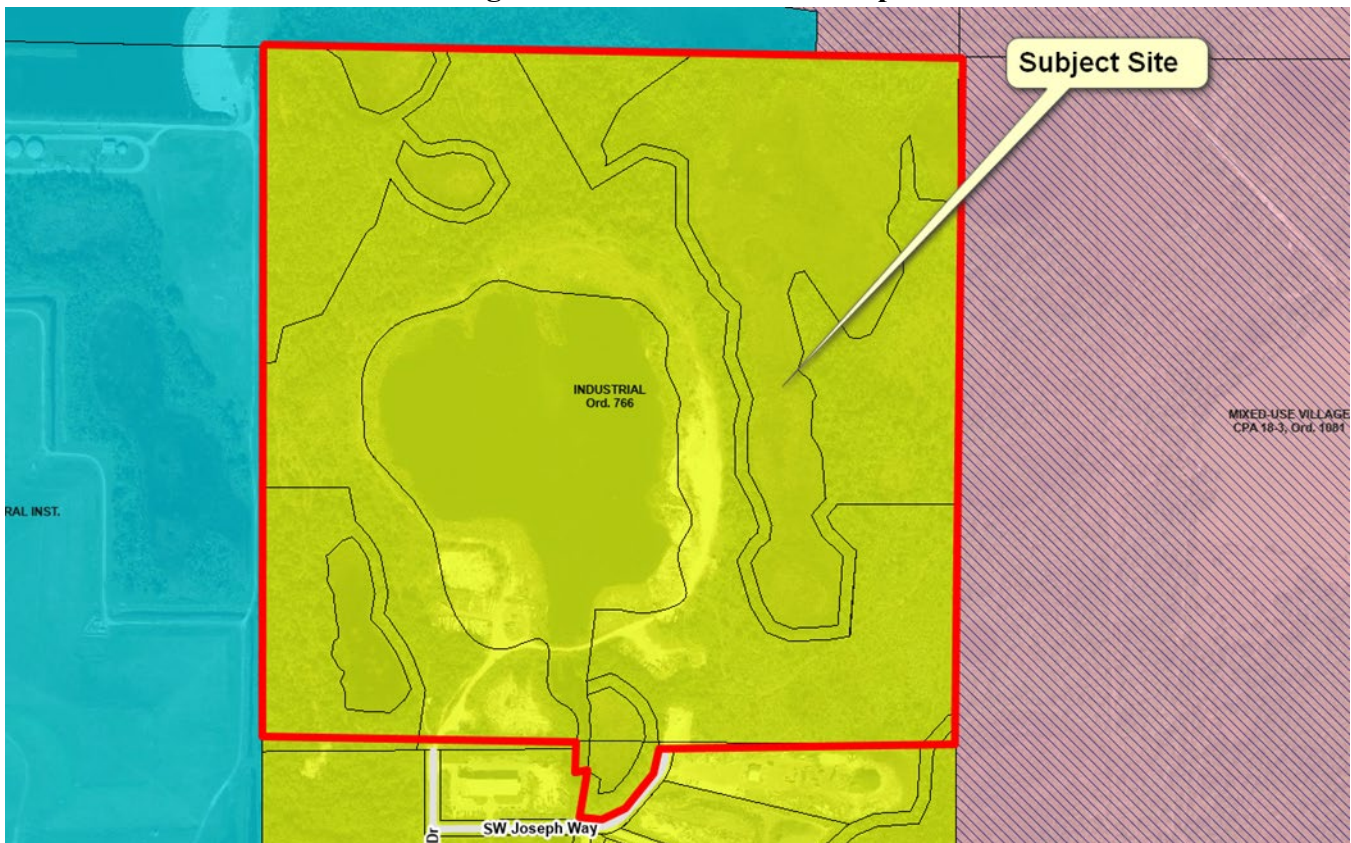




**Figure 2: Zoning Atlas Except**



**Figure 3: Future Land Use Map**



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

**Unresolved Issues:**

**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***

**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 #1:**

**PAYMENT OF 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).

***H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department***

**Commercial Design**

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

**Community Redevelopment Area**

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

***I. Determination of compliance with the property management requirements – Engineering Department***

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

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

**Environmental**

**Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.



## Landscaping

### Findings of Compliance

The Growth Management Department 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 applicant has proposed construction of a 37 lot industrial subdivision within this phase.

The plat documents are consistent with the approved final site plan and approved development order. The survey provides for required areas of landscape and buffering.

### ***K. Determination of compliance with transportation 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.

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

#### **Unresolved Issues:**

##### **Item #1.**

A boundary survey, signed and sealed by the surveyor and mapper whose signatures and seals appear on the plat, must be submitted. The survey shall:

1. Have been completed within 180 days of the date of the initial staff review of the plat,
2. Be certified to meet the standards of practice recognized by Florida Board of Professional Land Surveyors, as set forth in Chapter [DOACS 5J-17.050, 051, 052 and Chapter 177.041 061] and established pursuant to Ch 472, F. S., as amended, and
3. Include a title opinion of an attorney or certification by an abstractor.

[Ch 177.041.(1) and (2), F. S.]

A specific purpose survey may be submitted in the circumstance in which a safe upland line is used to approximate the boundary adjacent to a navigable water body.

[Ch. 177.04, Part I, F. S.; Sec. 4.912.C.14, M.C. Code, Vol 2]

#### **Remedy/Suggestion/Clarification:**

As previously stated in the Sufficiency Review comments, resubmit a new signed and sealed survey meeting the above requirements.

##### **Item #2.**

The first page of the plat must contain:

1. A five- (5) inch line in the upper right-hand corner for the parcel control number,
2. A vicinity sketch showing the subdivision in reference to major roads and adjoining properties.
3. For plats with multiple pages:
  - (a) Provide a key map indicating the total number of pages and the relationship of all sheets,
  - (b) Number each sheet in the right-hand corner as 'sheet \_ of \_',
  - (c) Provide match lines,
  - (d) Include the surveyor notes and legend on all sheets, and
4. An arrow indicating true North is to be shown on each sheet.

[Ch 177.091.(3) and (6), Part 1, F. S., Sec. 4.912.C.4, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

1. Remove existing parcel control number from cover sheet. This line should be blank and will be filled in with PCN provided by the Property Appraiser's Office during Post Approval.
2. Provide a key map indicating the total number of pages and the relationship of all sheets.
3. Correct erroneous sheet numbers.
4. Provide Match Lines that extend across entire boundary on each sheet.

**Item #3.**

A legend of all symbols and abbreviations must be shown.

[DOACS, Chapter 5J-17.051, Ch 177.091.(29), Part 1, F. S.]

**Remedy/Suggestion/Clarification:**

Remove any unused symbols and/or abbreviations.

**Item #4.**

The plat must show the following:

Permanent reference monuments (P.R.M.) must be placed at each corner or change in direction on the boundary of the lands being platted and must not be more than 800 feet apart unless inaccessible. Permanent control points (P.C.P.) must be set at the intersection of the centerline of the right-of-way at the intersection of all streets and shown on the plat.

**Remedy/Suggestion/Clarification:**

1. Correct all distances between PRMs that exceed 800 feet.
2. Add all missing Property Corners.

**Item #5.**

The legal description shall be consistent with the title certification. It shall include the total acreage of the platted land.

[Ch 177.091.(11), Part 1, F.S.; 4.912.C.20, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

Ensure that the legal description for the Plat, Boundary Survey, Title Commitment and Final Site Plan are consistent including total acreage of the platted land.

**Item #6.**

The plat shall be consistent with an approved final site plan.

**Remedy/Suggestion/Clarification:**

In order to avoid any further delays, conduct a QA/QC of the final site plan compared to the plat and provided any necessary revisions on the next submittal.

**Item #7.**

CLOSURE REPORTS

**Remedy/Suggestion/Clarification:**

Due to previous items not being addressed from sufficiency, closure reports will be checked on the next round of review. In order to avoid any further delays, conduct a QA/QC of all reports and provided any necessary revisions on the next submittal.

**Item #8.**

PRM INSPECTION.

**Remedy/Suggestion/Clarification:**

Please provide a Field Inspection Request for inspection of all PRM's and lot/tract corners as soon as possible. This can potentially delay the Post Approval process.

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

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

***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. (2023).

**Electronic File Submittal**

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

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

**Water and Wastewater Service**

**Findings of Compliance:**

PLAT

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.

**Wellfield and Groundwater Protection**

**Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

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

**Fire Prevention**

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



### Emergency Management

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

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

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

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

##### **Martin County Health Department**

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

##### **Martin County School Board**

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

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

Review ongoing.

#### *T. Determination of compliance with adequate public facilities requirements – responsible departments*

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- 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.**

**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
5.	Approved Plat	Three (3) paper copies 24" x 36" of the approved plat.
6.	Declaration of Covenants and Restrictions	Original executed Declarations of Covenants and Restrictions for the homeowner's association.
7.	Executed Mylar	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.
8.	Executed Contract of Construction of Required Improvements	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.

Item	Description	Requirement
9.	Paid Taxes	One (1) copy of Tax Collector’s paid property tax receipt.
10.	Approved Final Site Plan	One (1) copy 24” x 36” of the approved final site plan.
11.	Digital Copy of Plat	One (1) digital copy of the plat in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the plat must match the hardcopy version as submitted.
12.	Approved Engineers Opinion of Probable Cost	One (1) copy of the approved Engineers Opinion of Probable Cost (EOPC) and, if changed, a revised EOPC with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.
13.	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**

There are no applicable Local, State and Federal Permits required in conjunction with this plat 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:	\$16,600	\$16,600	\$0.00
Recording fees *:	TBD		

\* Recording fees will be identified on the post approval checklist.

**X. General application information**

Applicant: Palm City Holdings, LLC  
 Frank Poma  
 2049 SW Poma Drive  
 Palm City, Florida 34990  
 772-210-0240

Owner: Palm City Holdings, LLC  
 Frank Poma  
 2049 SW Poma Drive  
 Palm City, Florida 34990

772-210-0240

Agent: Betsy Lindsay – A Division of Haley Ward, Inc.  
Elizabeth A. Lindsay, P.L.S. 4724  
7997 SW Jack James Drive  
Stuart, Florida 34997  
772-286-5753  
blindsay@haleyward.com

Engineer of Record: Stephen Cooper, P.E. & Associates, Inc.  
Stephen Cooper P.E.  
745 South Federal Highway  
Port Saint Lucie, Florida 34952  
772-336-2933  
scooper@scpeinc.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