



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

SEVEN J'S SUBDIVISION LOTS 6&7 MINOR FINAL SITE PLAN

Applicant:	Stuart Re Ventures II LLC (Bryan Polhemus)
Property Owner:	Stuart Re Ventures II LLC (Bryan Polhemus)
Agent For the Applicant:	Mathers Engineering Corporation (William J. Mathers, P.E.)
County Project Coordinator:	Luis Aguilar, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P102-081
Record Number:	DEV2024030007
Report Number:	2024_0612_P102-081_Staff_Report_Final
Application Received:	04/26/2024
Transmitted:	04/30/2024
Date of Report:	06/12/2024

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B. Project description and analysis

This is a request by Mathers Engineering Corporation on behalf of Stuart RE Ventures II LLC for minor final site plan approval to construct two (2) commercial buildings totaling approximately 83,200 square feet on lot 6 and 7 of the Seven J's Subdivision. The subject site is comprised of two undeveloped parcels totaling approximately 8.32 acres at 1910 SW Poma Drive, generally west of the intersection of SW Poma Drive and SW Joseph Way, in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

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	Comp Planning	Luis Aguilar	772-288-5931	Non-Comply
G	Site Design	Luis Aguilar	772-288-5931	Non-Comply
H	Community Redevelopment	Luis Aguilar	772-288-5931	N/A
H	Commercial Design	Luis Aguilar	772-288-5931	N/A
I	Property Mgmt	Ellen MacArthur	772-221-1334	N/A
J	Environmental	Maddie Gierczak	772-221-1377	Non-Comply
J	Landscaping	Karen Sjoholm	772-288-5909	Non-Comply
K	Transportation	Lukas Lambert	772-221-2300	Comply
L	County Surveyor	Tom Walker	772-288-5928	Non-Comply
M	Engineering Services	Kaitlyn Sullivan	772-288-5920	Non-Comply
N	Addressing	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission	Emily Kohler	772-288-5692	Comply
O	Wellfield	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater	Jorge Vazquez	772-221-1448	Non-Comply
P	Emergency Mgmt	Amy Heimberger		
		-Lopez	772-419-2664	N/A
P	Fire Prevention	Doug Killane	772-419-5396	Non-Comply
Q	ADA	Kaitlyn Sullivan	772-288-5920	Comply
R	Health	Nick Clifton	772-221-4090	N/A
R	School Board	Juan Lameda	772-219-1200	N/A
S	County Attorney	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	Luis Aguilar	772-288-5931	Pending

D. Review Board Action

This application complies with the threshold for processing as a minor development, pursuant to Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2023). As such, final action will be taken by the Growth Management Director.

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 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: 073840001000000600 1910 SW Poma Dr, Palm City, FL

Existing Zoning: GI (General Industrial)

Future Land use: Industrial

Gross area of site: 8.32 acres

Figure I: Location Map

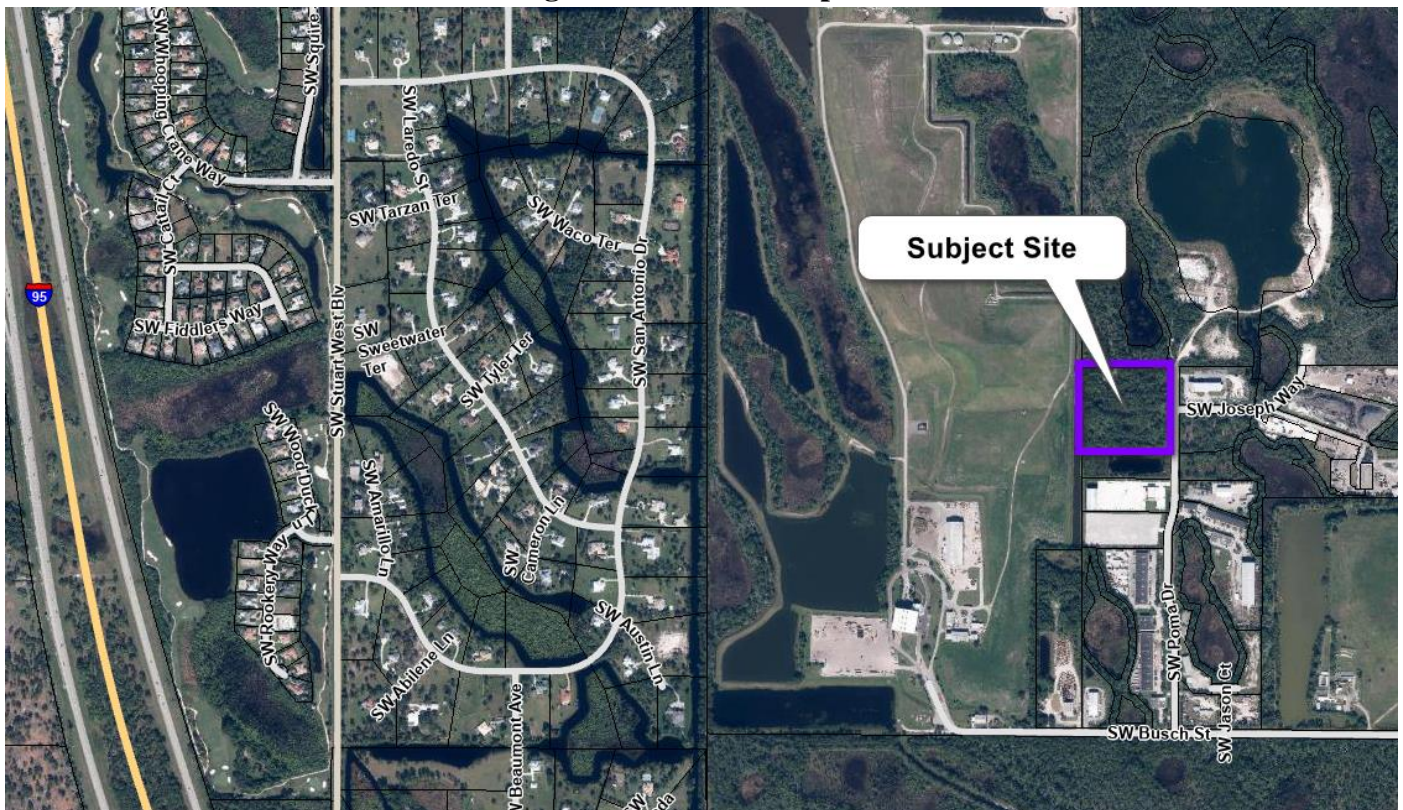
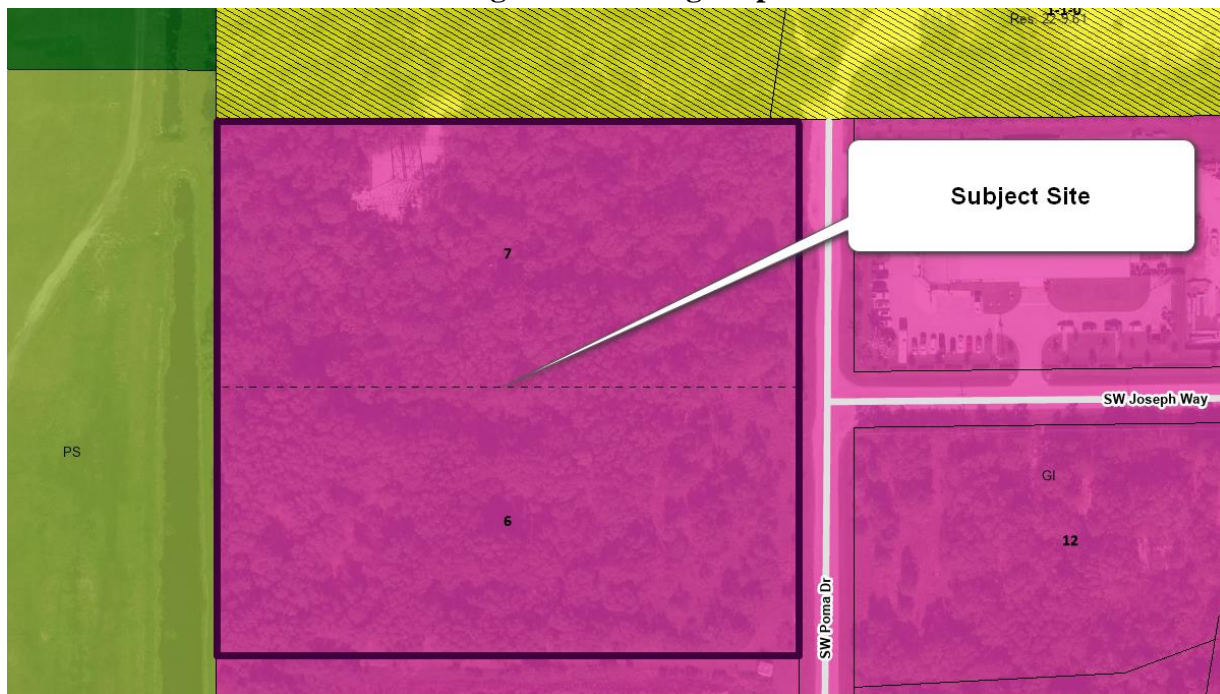


Figure II: Zoning Map



Zoning districts of abutting properties:

- Property to the East: GI
- Property to the North: PUD
- Property to the West: PS
- Property to the South: GI

Figure III: Future Land Use Map



Landuse abutting properties:

Property to the East:	Industrial
Property to the North:	Industrial
Property to the West:	General Inst.
Property to the South:	Industrial

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. Please include the following project name in the title bar for all plans:
 - a. Seven J's Subdivision Lot 6 & 7
2. The provided legal description contains some spelling errors. Please provide new version and remove "Stuart RE Ventures II, LLC" from top of page.

Item #2:

Site Plan Data

1. Provide required and provided height. Height for flat roofs is measured to the highest point of coping, see Section 3.14.A, Article 3, Division 2.
2. Provide required and proposed setbacks. See Table 3.12.2., Section 3.10, Division 2.
3. Add a line for maximum building coverage, percentage and SF (max is 50% in GI)
4. Please utilize a parking rate from the Martin County parking rate table for the required parking for proposed uses. (Table 4.14.1) "Office or Trades" is not one of the options in the table. Article 4; Division 14.

Item #2:

Site Plan Graphics

1. Please provide site plan detail sheet that includes the detail of the dumpster enclosure and any fence/wall.
2. Please add word “Revised” to title bar (Revised Final Site Plan). There was a previously approved site plan for these lots – (project P102-045).
3. Please include the recording information for the tower easement on the survey and the site plan and show the adjacent existing dirt road access that is part of this access easement. The recording information was on the previous site plan for these lots, ORB 2339, PG 1167.
4. Please include dimensions from the property line to the buildings.
5. Please include a label showing zoning and FLU of surrounding properties.
6. Please remove underground utilities from site plan sheet 1.
7. Please include revision dates with resubmittal plans.

Item #3:

Architectural Plans

1. Please include note on plan that signage will be reviewed through separate permit.

Information #1:

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

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

Community Redevelopment

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

Commercial Design

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:

Wildlife Survey Required

At the time of application submittal, a listed species survey shall be provided from a certified environmental professional. Surveys shall be performed and certified as utilizing appropriate referenced survey methodologies established by the listing agencies. In addition to listed fauna, the survey shall locate specific species of rare, endangered, threatened or unique plants of limited range that have been found (e.g. four-petal paw paw in Jensen Beach sand pine scrub). If the gopher tortoise is found on the parcel, the survey shall be no greater than 90 days old at the time of review. A gopher tortoise relocation permit issued by FWC shall be required and submitted to the Growth Management Department for review. No land clearing or construction will be authorized until this information is received and a after-action report is issued by FWC.

Landscaping

Unresolved Issues:

Item #1:

Landscape Tabular Data

Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas, and square footage of vehicular use areas (Ref. Section 4.662.A.10, LDR). Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

Please also include the following:

- a. Document compliance with the requirement that twenty (20) percent of the total developed area shall be landscaped.
- b. Document that multifamily developments provide at least one tree per 1,500 square feet of site area, or that nonresidential developments provide at least one tree per 2,500 square feet of site area.

- c. Identify each species intended to meet the required trees, shrubs, and ground cover separately in the tabular data. Tabular data shall also indicate calculations of the minimum total number of trees and shrubs to be planted based upon the proposed developed area and separately based upon quantities required to meet vehicular use planting requirements and bufferyard requirements.
- d. Identify proposed FL native plant species in the Landscape Tabular Data and demonstrate that at least 75% of required trees and shrubs, and at least 50% of required groundcover species provided are native.
- e. Irrigated and non-irrigated turf areas shall be quantified and identified on the landscape plan.

Service function areas including solid waste collection and mechanical equipment requiring screening shall be summarized in a table to identify equipment and the type of screening proposed.

Remedy/Suggestion/Clarification:

No site landscape data has been provided. Please provide.

Item #2:

General Landscape Design Standards

Please demonstrate compliance with the following general landscape requirements on the provided plans:

- a. The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)
- b. Mulch material to a minimum compacted depth of three inches is provided for all planting areas when used to supplement ground cover. Cypress mulch may not be used as a mulching material. (Section 4.663.C., LDR)
- c. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."
- d. No use shall be made of, and no development activity shall be permitted in, land use buffers and perimeter landscape areas, except for:
 - i. Planting material approved as part of the landscape plan.
 - ii. Completely underground utilities and essential, specifically approved, overhead or aboveground utilities which cross these areas and do not interfere with the mature growth of required plant material.
 - iii. Grass ditches, with back slopes no steeper than 3V:1H, which can support the required landscaping materials.

Remedy/Suggestion/Clarification:

Add the required notes.

Item #3:

Interior Vua Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR]. The interior area includes the entire parcel to be developed exclusive of the required front, rear, and side perimeter landscape areas. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area (at least 800 square feet) within the vehicle use area is preserved in a native state.

1. In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.
2. Interior landscape areas shall be no less than 12 feet in width, exclusive of curbing. Whenever linear medians at least 50 feet long having shade trees spaced no greater than 15 feet on center are used, the minimum width may be reduced to eight feet exclusive of curbing.
3. Terminal islands of not less than ten feet in width exclusive of curbing and 18 feet in length shall be provided at each end of a parking row. At least one tree shall be planted in every island.
4. Interior medians of at least six feet in width exclusive of curbing shall be provided between an interior row of parking spaces and an abutting interior driveway or between abutting rows of parking spaces. At least one tree shall be required for every 30 linear feet of interior median, planted singly or in clusters with tree locations not more than 60 feet apart.
5. Interior islands shall measure not less than five feet in width exclusive of curbing and 20 feet in length and may be reduced five feet less than the required parking space length. Such islands shall be placed within rows of parking spaces so that there is at least one interior island for every ten parking spaces or portion thereof. At least one tree shall be required per island with the remainder of the island landscaped with grass, ground cover, mulch, shrubs, or other treatment excluding pavement or sand.
6. All trees required within vehicular use areas shall be shade trees. [Section 4.664.B.2.a., LDR]
7. For vehicular use areas not utilized for off-street parking, but serving the vehicular access or storage needs of the public (stacking lanes for drive-in banks and restaurants), ten percent of the total paved area of such vehicular use area shall be added to interior landscaping.
8. Divider medians, and Interior or Terminal islands shall not be used as stormwater management or conveyance facilities.

Remedy/Suggestion/Clarification:

The 120,795 sf of pavement will require 2-3 shade trees, depending on size, per 500sf area. Verify that sufficient trees have been provided. It is appreciated that larger islands were provided for the oaks in the parking lots, these larger islands can be utilized towards this requirement for interior VUA plantings.

Item #4:

Landscape Bufferyard Requirements

Landscaped bufferyards shall be required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. [Section 4.663.B., LDR]

Please demonstrate compliance with the following criteria for landscape bufferyards:

1. Type 1 bufferyard: A 20-foot wide landscape strip with a six-foot-high, opaque fence or wall. At least one tree and ten shrubs shall be provided for every 300 square feet of required bufferyard. Trees must be at least ten feet in height with a two-inch caliper.

Remedy/Suggestion/Clarification:

Label this Type 1 buffer. During installation, please stagger hedge plantings into a double row that will cover more of the buffer width. It would also be nice if the trees were also staggered rather than in an equally spaced row.

Item #5:

Informational: Landscape Irrigation

The plan shall identify the irrigation source for the plant material, also please affirm if an irrigation system is to be provided for the proposed landscaping on the plans.

Irrigation systems are not required; however all required plantings must remain viable, healthy, neat and orderly in appearance. If an irrigation system is to be installed, irrigation plans shall be submitted with the certificate of completion prepared by a landscape architect prior to Certification of Occupancy is granted. The landscape architect, licensed plumbing contractor or licensed irrigation sprinkling contractor shall certify that irrigation plans shall meet or exceed the minimum compliance regulations set forth within the Standards and Specifications for Turf and Landscape Irrigation Systems published by the Florida Irrigation Society as amended.

If an irrigation system is not proposed, the plans shall describe how to provide adequate irrigation of landscaped areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. (Sec 4.663.D, LDR)

The applicant may consider providing an irrigation plan during the development review process to assist in expediting the C.O. of proposed development, post approval. Irrigation Plans shall provide the required information as cited in Section 4.662.B. and 4.663.D, LDR.

Note: If irrigation system is to be installed a separate building permit will be required.

Item #6:

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. The following information shall be provided for trees in the developed area:

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.
2. The development activity shall preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed.
3. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.
4. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

Remedy/Suggestion/Clarification:

A survey has been provided but there is no key to identify tree species. Provide a tree disposition table that includes tree numbers, species, dbh, credits for protection and mitigation.

Item #7:

Construction Standards - Tree Protection

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with

pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and , no use of concrete, paint, chemicals or other foreign substances.

4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

Remedy/Suggestion/Clarification:

As applicable

Item #8:

Landscape Material Standards-Trees

Please demonstrate compliance with the following requirements for proposed trees (Section 4.664.B., LDR):

Remedy/Suggestion/Clarification:

Please reconsider use of East Palatka Holly. East Palatka holly are extremely susceptible to disease and fungal infection in south Florida. They are not recommended for use in Martin County. Additional information is available at the link below.

<https://ccmedia.fdacs.gov/content/download/4632/file/Diseases%2520of%2520Hollies%2520in%2520Florida%2520Landscapes.pdf>

Item #9:

Landscape Protection And Maintenance

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

Protection of required landscaping.

1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

Maintenance of required landscaping.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.

2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

Remedy/Suggestion/Clarification:

Add required notes.

Item #10:

Preserve Area Interface Requirements

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

1. Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.

2. Perimeter landscaping. Plantings within perimeter vehicular use landscape areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers pursuant to quantity, size and dimension requirements of section 4.663.A.4., LDR, MCC.

Remedy/Suggestion/Clarification:

The area shown as sod east of the tower site is identified on the construction plans to be another dry retention area. Revise plan for consistency.

At a minimum, this retention area and the wider section of the western dry retention area need to be planted in native species. Revise plans to provide.

Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated January 2024. O'Rourke Engineering & Planning stated that the site's maximum AM peak hour impact was assumed to be 14 directional trips. The report finds that SW Martin Highway is the recipient of a majority of the generated trips. The project impact is 1.2% of the generalized volume of that roadway. SW Martin Highway (SR-76) is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2026).

L. Determination of compliance with county surveyor - Engineering Department

Unresolved Issues:

1. The Sufficiency review comments for the Survey were not addressed.

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

Engineering

Division 9: Stormwater Management

1. Provide documentation for the DEP Permit being relied upon for the Wet Season Water Table, maximum impervious percentage, and design stages. It is unclear why Cascade models for the design storms were provided if the parcel is relying upon an existing DEP Permit. Provide clarification and a table within the narrative of the stormwater management report that demonstrates that the proposed design is within the thresholds of the Master Stormwater Permit.
2. Revise the stormwater management report to include Martin County Design Certification Language. [LDR 4.384.a.2]
3. Dry Retention bottom must be a minimum of one-foot above the Wet Season Water Table [LDR Section 4.385.F.4]
4. Label Dry Retention areas on the Construction Plans for consistency with stormwater management

report stage storage tables.

5. The Dry Retention area (#1?) along the west of the site includes a Catch Basin with a top elevation of 25.5-feet NAVD, but CS #1 has a weir elevation of 22.00-feet NAVD88. Stormwater would not continue to stage up past 25.5-feet NAVD88 as depicted in the stage storage table.
6. The weir wall details on Sheet 18 appear to indicate that different elevations are provided on either side of the wall; however, the contour lines continue through the wall (but the elevation is not consistent). It is unclear what the purpose of the wall is.
7. The crest elevation of Structure #1 in the stormwater management report is set at 27.50-feet NAVD88, but the Construction Plans show an elevation 27.00-feet NAVD88. Revise for consistency.
8. Provide for the removal of oils and sedimentation prior to discharge into the master system (such as a baffle) [LDR Section 4.385.E.1.c].
9. Revise plans to clearly show the location and elevation of the perimeter berm.

Division 14: Parking and Loading

1. Provide loading spaces per Martin County LDR Section 4.626.B.4.b, 4.626.B.4.c, and 4.626.B.4.d
2. Provide a lighting plan per Martin County LDR Section 4.627.C.3

Signed and Sealed Construction Plan

1. Remove all underground infrastructure shown on the Final Site Plan.
2. Provide details for the proposed pipe under the southern driveway connection.

Consistency among Survey, Master Plan, Final Site Plan, Construction Plans, Stormwater Report, and PUD Agreement

1. The Lift Station elevation was not given on the Paving, Grading, and Drainage plan (shows “00.00”). The Lift Station Detail shows an elevation at 30.00- feet NAVD88. Revise for consistency.
2. Revise sheet 11 of the Construction Plans to show the correct cross section for Type “H” catch basin for Control Structure #1. Plan view shows it within Cross Section E-E, while section view shows it within Cross Section A-A.

Development Order

1. 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

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).

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).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Findings of Non-Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in non-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 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 Rescue

WATER SUPPLY

NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004.

A statement from the Engineer of Record is to be submitted.

APPROVED WATER SUPPLY – HYDRANT FLOW TEST

A hydrant flow test will be required to determine the available water supply to meet the needed fire flow for this project. Contact the Fire Prevention office at (772)288-5633 to schedule the flow test.

BDA requirements

Florida Statute (FS) 633.202 – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction (AHJ), officially known as MCFR Fire Prevention Division.

Reporting Requirements: 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. and submit results to the MCFR Fire Prevention Division. 2.If a Two Way Radio Communication Enhancement System is required, then apply for the appropriate permit within the required time frame and submit to MC Communications Russell Norvell 772-320-3132 rnorvell@martin.fl.us

If you have any questions regarding this notification, please contact the Martin County Fire Marshal's Office at 772-288-5633 or via email at Fire_prev@martin.fl.us.

<https://www.martin.fl.us/resources/bda-codes-and-standards>

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

Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

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 the adequate public facilities requirements

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source - Martin County Utilities

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 Services 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 Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Services 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

Public school facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section R of this staff report

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.

Item	Description	Requirement
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.
6.	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.
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	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.
9.	Digital Copy of 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.
10.	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.
11.	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.
12.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

Projects:

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 issuance of a development order. 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	\$8,750	\$0.00
Inspection fees:	\$4,160	\$0.00	\$4,160
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: Stuart Re Ventures II LLC (Bryan Polhemus)
610 NW Dixie Hwy,
Stuart, FL 34994

Agent: Mathers Engineering Corporation
William J. Mathers, P.E.
2431 SE Dixie Highway,
Stuart, FL 34996

Engineer of Record: Mathers Engineering Corporation
William J. Mathers, P.E.
2431 SE Dixie Highway,
Stuart, FL 34996

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