



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## **SEVEN J'S NORTH INDUSTRIAL PARK PUD FIRST AMENDMENT INCLUDING MASTER AND FINAL SITE PLAN**

Applicant:	Palm City Holdings, LLC
Property Owner:	Palm City Holdings, LLC (Frank Poma)
Agent for Applicant:	Stephen Cooper, PE & Associates, Inc., (Stephen Cooper)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P102-083
Record Number:	DEV2024040008
Report Number:	2024_0724_P102-083_DRT_STAFF_FINAL
Application Received:	05/16/2024
Transmitted:	05/20/2024
Date of Report:	07/24/2024

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administrator Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us?accessibility-feedback](http://www.martin.fl.us?accessibility-feedback).

### *B. Project description and analysis*

This is a request by Stephen Cooper, PE & Associates, Inc. on behalf of Palm City Holdings, LLC for approval of the second amendment to the Seven J's North Industrial Park Planned Unit Development (PUD) Agreement. The proposed amendment is to increase the existing lake depth from 20 feet to 40 feet. The subject site is located north of the approved Seven-J's 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 this 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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
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	Non-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	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	N/A
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-233-4858	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 is an application for a PUD Zoning Agreement Master and Final Site Plan. Review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioner (BCC). Both the LPA and the BCC reviews must be public hearings MARTIN COUNTY, FLA., LDR, §10.5.F.9. (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:	07-38-40-001-002-00000-0
Address:	Unassigned
Existing zoning:	PUD
Future land use:	Industrial
Nearest major road:	SW Martin Highway, SW 84 <sup>th</sup> Ave
Gross area of site:	32.41 acres

**Figure 1: Location Map**



Figure 2: Aerial

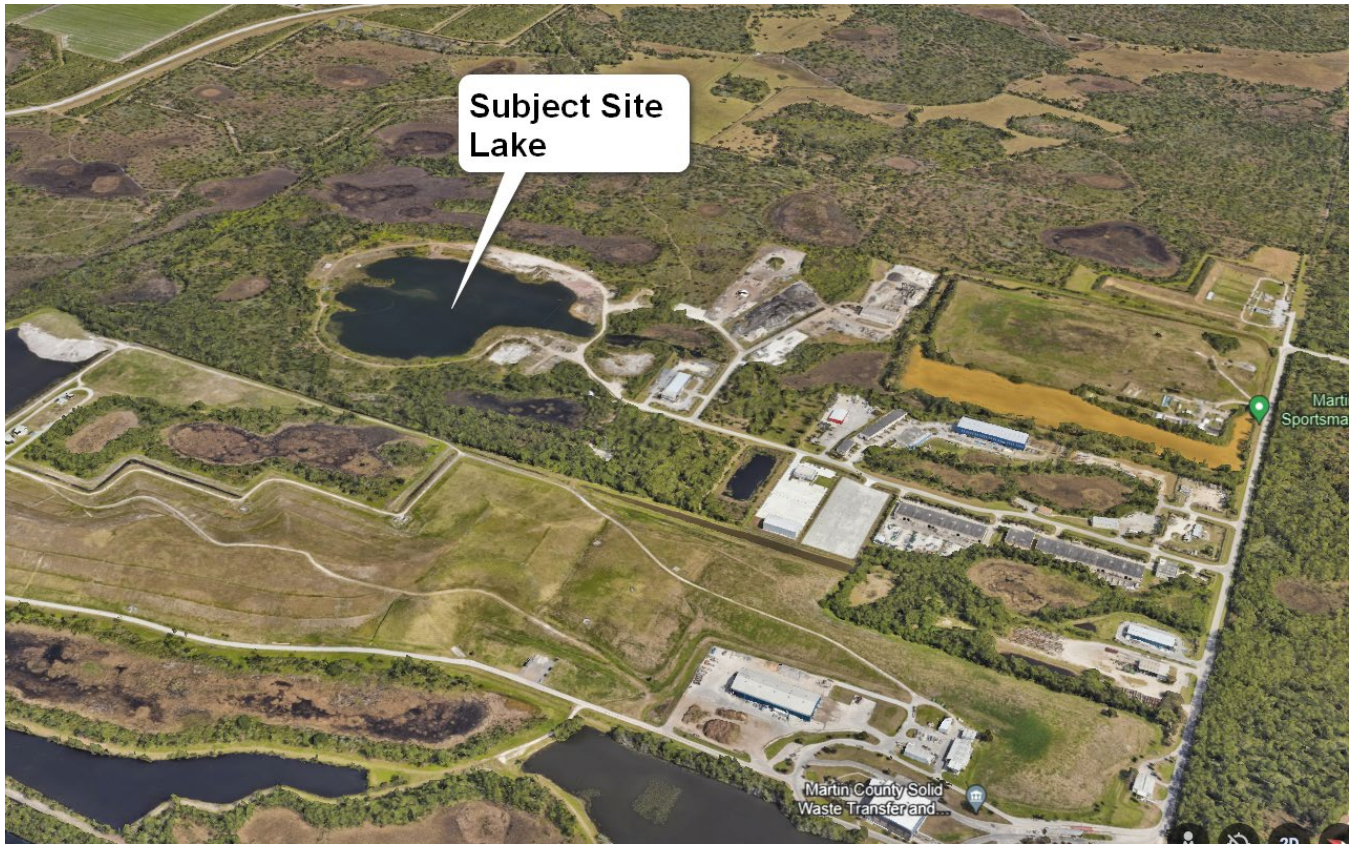


Figure 3: Zoning Atlas

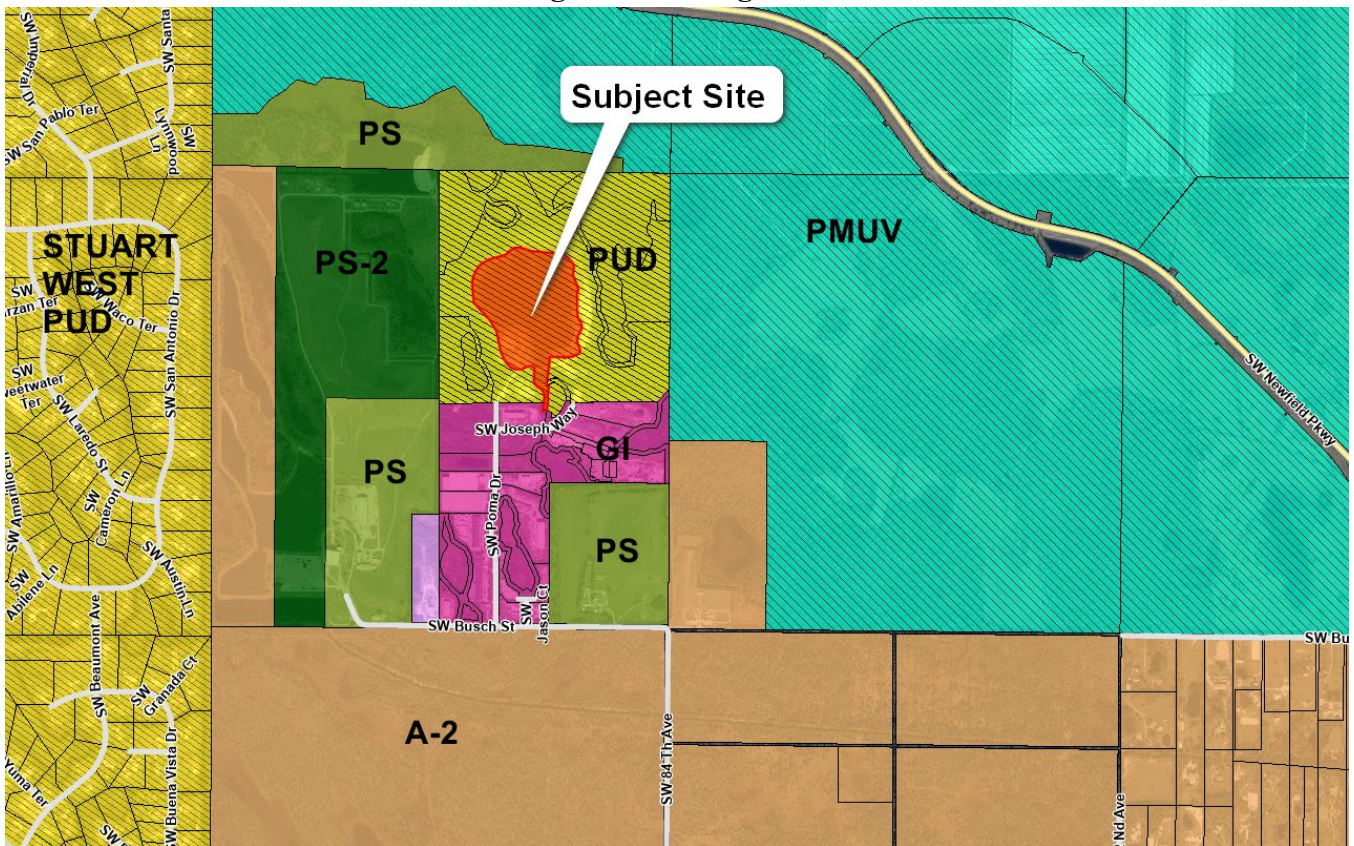
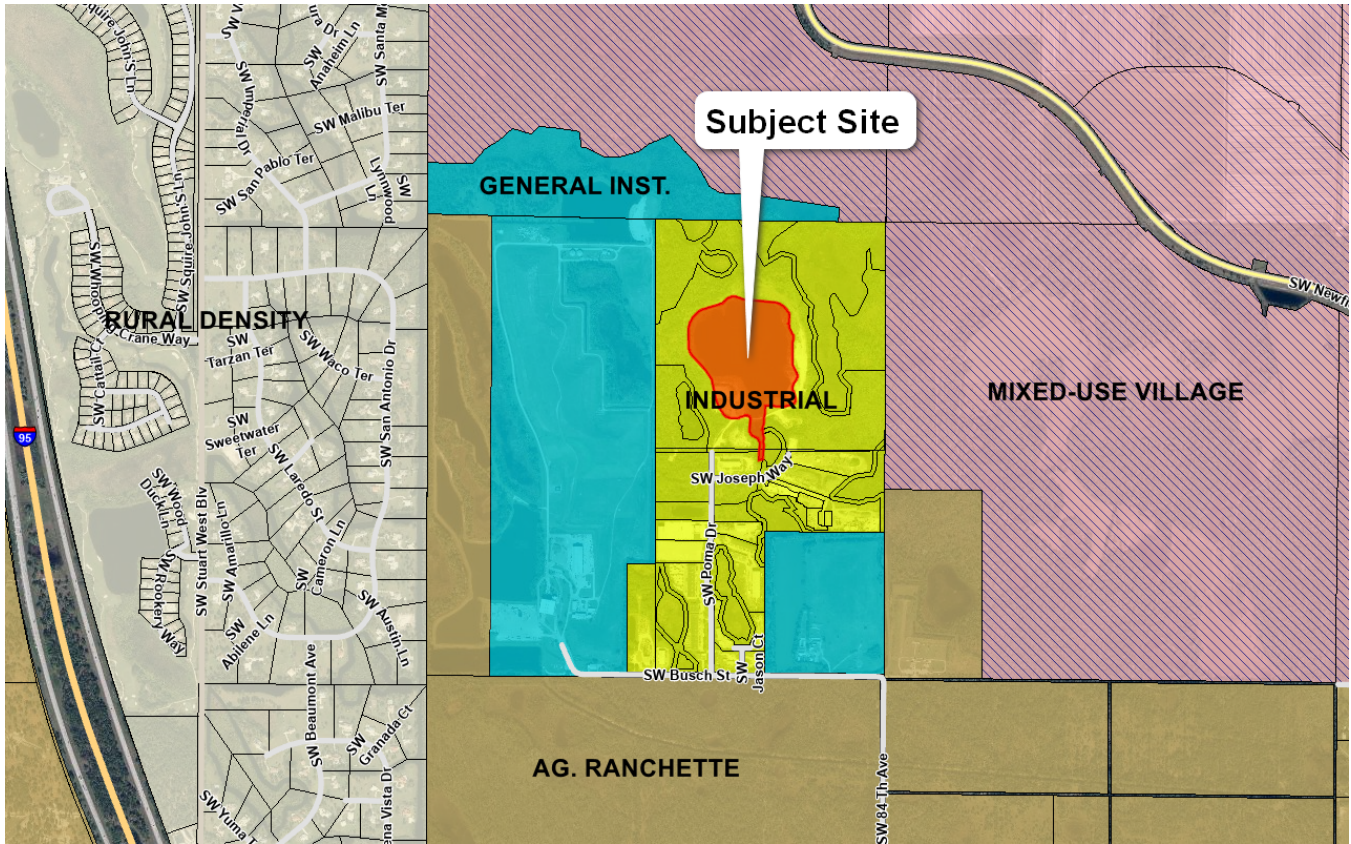


Figure 4: Future Land Use Map



**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.**

TITLE BLOCK

1. Change the title to PUD Revised Master/Final Site Plan.

**Information #1:**

**Land Clearing**

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.

***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. There are no proposed changes to the existing preserve areas and PAMP with this PUD amendment.

**Landscaping**

N/A

This project is a N/A for landscaping. No landscape plans are being reviewed in association with this application for Administrative Amendment to this Masterplan and Final Site Plan.

In accordance with Section 10.15.A.2, LDR Martin County, FL (2023) “Only those phases, or portions thereof, that are the subject of an application proposing an amendment to an approved development order, or that would be affected thereby, shall be subject to the current review standards specified in the Comprehensive Plan, the LDR, and the Code. “.

Requirements of Article 4, Land Development Regulations, Martin County, FL (2016) Division 15, Landscaping, Buffering and Tree Protection are not applicable because there are no changes proposed to any landscape or buffer areas. Previously approved landscape typical buffers shall remain a condition for development.

***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***

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

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

**Unresolved Issues:**

1. The Engineers Opinion of Probable Excavation, Fill, and Hauling form is inconsistent with the backup cut/fill documentation provided. It appears that 330,506 cubic yards are to be excavated and only 120,711 cubic yards are needed for fill. It is unclear what is being done with the other 209,795 cubic yards of fill. Please note, the proposed amendment to change the excavation depth from 20-feet to 40-feet does not grant permission to conduct a mining operation (excavation of material for profit) on this site.
2. The cross Sections A-A and B-B shown on Sheet 30 of the construction plans appear to be incorrectly located on the plan view of Sheet 6.
3. Revise the Final Site Plan to depict the correct lake depth (40 feet).
4. The groundwater quality report provided includes values for VP-2 that are inconsistent with the requirements of LDR Section 4.348.A.3.d (Dissolved solids above 920 mg/l and chlorides above 250 mg/l). Resample VP-2 to demonstrate compliance.

***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 File Submittal

### Findings of Compliance:

The AutoCAD dwg file of the site plan was received and 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*

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, Martin County, Fla. (2016). 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 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 Master and Final Site Plan	One (1) copy 24" x 36" of the approved master and final site plan.
7.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
8.	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.
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.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.

Item	Description	Requirement
11.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

**V. Local, State, and Federal Permits**

There are no applicable Local, State and Federal Permits required in conjunction with this 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:	\$13,800	\$13,800	\$0.00
Inspection fees:			
Advertising fees *:			
Recording fees **:			
Impact fees***:	N/A		

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified after the post approval package has been submitted.

\*\*\*Impact fees are required at building permit.

**X. General application information**

Applicant/Owner: Palm City Holdings, LLC  
 Frank Poma  
 2049 SW Poma Drive  
 Palm City, Florida 34990  
 772-240-2040  
 frank@pomametals.com

Agent/Engineer of Record: Stephen Cooper, PE & Associates, Inc.  
 Stephen Cooper  
 7450 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/Wastewater Service Agreement

***Z. Attachments***