



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

TRAILWIND FARMS TOWER REVISED MAJOR FINAL SITE PLAN

Applicant:	Crown Castle USA
Property Owner:	Claude Myer and Rita Massey-Myer
Agent for Applicant:	Hill Ward Henderson, P.A. (Katie Cole, Jaime Maier)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	T134-006
Record Number:	DEV2023100008
Report Number:	2024_1030_T134-006_DRT_STAFF_FINAL
Application Received:	08/09/2024
Transmitted:	08/12/2024
Date of Report:	10/30/2024

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B. Project description and analysis

This is a request by Hill Ward Henderson, P.A. on behalf of Crown Castle USA for approval of a revised major final site plan to construct an unmanned 120-foot-high stealth wireless telecommunication facility. The proposed development is located on a 2,500 square foot leased portion of an approximately 4.3-acre parcel located at 10581 SW Pratt-Whitney Road, generally on the southeast corner of SW Pratt-Whitney Road and SW Bulldog Way, in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

Development of the WTCF must be in conformance with the Land Development Regulations, Comprehensive Growth Management Plan and Martin County Code, including the requirements of Division 18, Article 4, LDR, governing the site development standards specific to wireless telecommunication facilities. The proposed location is classified as a Priority 4 site under Section 4.795.D, LDR, due to the Rural Density future land use designation of the site. Pursuant to Section 4.798.C, LDR, the tower separations, setbacks, and fall zone criteria of Sections 4.798.A and 7.798.B, LDR, shall not apply to any stealth tower.

The County shall have the right to retain independent technical consultants and experts that it deems necessary to properly evaluate applications for wireless telecommunication facilities and to charge reasonable fees as necessary to offset the cost of such evaluations [Section 4.805, LDR].

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	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	Non-Comply
J	Environmental Review	Maddie Gierczak	772-221-1377	Non-Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Non-Comply
K	Transportation Review	Michael Grzelka	772-223-7945	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Non-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	772-223-4858	Comply
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	Pending

D. Review Board action

This application meets the threshold requirements for processing as a major development MARTIN COUNTY, FLA., LDR, §4.793., (2005). Review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2023).

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:	173941000015000102
Address:	10581 SW Pratt Whitney Road, Stuart, Florida
Existing zoning:	RE-2A, Rural Estate Density
Future land use:	Rural Density
Nearest major road:	SW Pratt Whitney Road
Gross area of site:	4.3 acres

Figure 1: Location Map



Figure 2: Subject Site 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:

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

Informational:

1. Pursuant to Section 4.802., LDR, Martin County every five years, or within 90 days following a catastrophic act of nature or other emergency that may affect the structural integrity of a tower, the tower owner or permittee shall file with the County Administrator a statement, sealed by a qualified engineer, licensed in the State of Florida, that an inspection has been completed and that the tower has not been structurally compromised.
2. A unity of title must be executed during the post-approval process on the parent parcel. The standard unity of title form has been updated and is available at <https://www.martin.fl.us/martin-county-services/development-review-forms-and-alternative-compliance-applications>. Please do not execute the unity of title until advised by staff.

3. Based upon the evidence provided in the Tower Location Infeasibility study, which includes a propagation study and correspondence with the property owner of what appears to be all the agricultural land surrounding the site as well as the engineering report for the tower, staff with the review by a third party consultant has concluded co-location to be infeasible due to insufficient height of existing buildings within the search radius and other factors such as the relatively small area of coverage demonstrated on the propagation maps and the lack of any land in the surrounding area with a more desirable siting priority.

Remedy/Suggestion/Clarification:

Staff requests confirmation and/or clarification on the following items.

1. Please confirm the radius of the coverage area.
2. Is the Highpointe development, Christ Fellowship Church and the existing homes around the tower location the subject coverage area?
3. The minimum height of the lowest antenna is approximately 85' which would exceed the height thresholds of any allowable alternative antenna mounting options such as Pole or Structure. Are there any other codes required for tower and antenna installation that would prevent an existing nearby structure from being utilized?

Unresolved Issues:

Item #1.

GENERAL

1. The Landscape Plans should be a separate plan set preferably with "L- " sheet numbering.
2. Pursuant to Section 4.805, LDR, Martin County retained an independent technical consultant to evaluate the submitted application materials. The consultant confirmed the need for a tower based upon the information that was provided but had to make assumption due to a lack of any specific information related to transmission frequencies, equipment, carriers, etc. The county reserves the right to retain the consultant in the future regarding this application if required.
3. A WTCF or tower shall not create interference with any public safety telecommunication facility. Any application for a WTCF or tower shall include a certification from the sheriff and the emergency management director that the proposed facility is not expected to interfere with or obstruct transmissions to and from existing public safety telecommunications facilities MARTIN COUNTY, FLA., LDR §4.800. (2005). Martin County staff will coordinate with the sheriff, emergency management director, and the Information Technology Services Department to assess the possibility of interference with public safety telecommunications equipment.

Item #2.

TOWER ENGINEERING REPORT

1. The engineering report should document the height above grade for all potential mounting positions for all potential co-located antennas and minimum separation distances between potential antennas. It appears from the Design Loading table that these requirements are being addressed but the quantity of potential antenna positions is unclear. Provide a statement that answers the questions and doesn't require any assumptions be made.

2. Update the color tower cross section view and elevation and provide callouts that identify the height and locations of future antenna mounting. Identify the quantity at each height or min-max at each height. Similar to what's shown on sheet C-3. Include the finish notes for tower, tower mounts and foliage, and antenna.

Item #3.

TITLE BLOCK (REVISED FINAL SITE PLAN)

1. The Revised Final Site Plan should be a stand-alone document with the title "Revised Final Site Plan". Remove the Overall Site Plan from the Construction Drawings Index and change the sheet number to RFSP-1, RFSP-2, etc.
2. Put the project name in the title block, "Trailwind Farms – Tower".

Item #4.

FINAL SITE PLAN DATA

1. Add Site Data tables to the final site plan to include all required development standards.

DEVELOPMENT STANDARDS

Minimum Lot Area	2 acres
Minimum Lot Width	175 feet
Maximum Height	30 feet
Minimum Open Space	50%

Building Setbacks

Front, side, and rear	30 feet
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2. Include leased site area, pervious and impervious area breakdowns, Open Space breakdown, actual tower setbacks to property line, and the required and proposed parking.
3. Create an area in the Site Data titled "Overall Site Data" and list the following.
 - (a) Future Land Use
 - (b) Zoning
 - (c) Total Site Area in acres to two decimal places
 - (d) Existing Use
 - (e) Proposed Use
4. Add Maximum Tower Height to the site data and identify 120 feet. Provide the proposed tower height in a column next to the requirement.

Item #5.

FINAL SITE PLAN GRAPHICS

1. Add an area titled "Project Team" to the site plan to include the following if not already provided.
 - (a) Property Owner
 - (b) Applicant
 - (c) Agent
 - (d) Civil/Structural Engineer

- (e) Tower Owner
- 2. Provide a fence and gate detail.
 - (a) The main access gate to the tower shall have affixed to it a sign not to exceed two feet by three feet in size which displays the owner's and/or permittee's name and an emergency telephone number MARTIN COUNTY, FLA., LDR §4.797.B.6. (2005). Provide this requirement with a note or callout on the fence and gate detail. Additionally provide a note that sign approval is handled with a separate permit. Add a second page to the final site plan to show details.
- 3. Remove adjacent parcel owners' names and parcel identification numbers and replace with the following information.
 - (a) Future Land Use
 - (b) Existing Zoning
 - (c) Existing Use
- 4. Add a legend to the site plan and define the displayed hatching.
- 5. Remove clouding.
- 6. Update preservation sign symbols with something that looks like a sign and use filled symbols so other hatching or layer features do not show inside the symbols.
- 7. Provide a detail of the leased space layout with the tower location, proposed equipment shelters, and stealth tower cross section and elevation in color. The tower cross section should be as defined #2 of the Tower Engineering Report found in this section G. Provide related to the intended architectural design and exterior finish of the support facilities.
- 8. Add the legal description of the parent parcel with official record book and page. Provide a legal description for the tower parcel that includes square feet and acres to two decimal places,
- 9. Remove construction related notes from the final site plan, e.g., 6 and 7.
- 10. Add the following note to the site plan, "A tower shall not be artificially lighted except as may be required by Federal or state regulation."
- 11. Add to the notes or site plan the tower design criteria that includes risk category, exposure category, wind speed design information and that the tower was designed according to Structural Standards for Steel Antenna Tower and Antenna Supporting Structures (ANSI/TIA 222).
- 12. Add a location map to the site plan.

Information #1:

NOTICE OF A PUBLIC HEARING:

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

Information #2:

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 MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019).

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

Unresolved Issues:

Per Engineering, it has been determined that the Applicant is required to dedicate a 25-foot corner clip (25-foot radius or an equivalent chord) at the intersection of SW Bulldog Avenue and SW Pratt Whitney Road pursuant to Martin County LDR, Article 4, Division 19, Section 4.843.B. A Condition of Approval requiring the conveyance of the dedicated property to Martin County during the post approval process will be included in the Development Order.

The following is a list of the required due diligence materials:

TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication site.
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is \$17,500.00 and subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication site.
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.

4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site must be provided.

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

Environmental

Unresolved Issues:

Item #1.

CONSTRUCTION PLAN REVIEW

Attributes of the “filtration pond” vary throughout submittal (pp. 66, 116-117, 325-326, 380, 511-518, 523-527, 530, 538).

Please amend the construction plans to provide the following:

- a. Consistency with Site Plan, other documents
- b. Preserve construction setbacks
- c. Preserve area signs along preserve boundary
- d. Cross-sectional details as appropriate

Item #2.

CONSTRUCTION GRADING TO PRESERVES

Pursuant to Section 4.33.B, LDR, Martin County Fla. (2013), new construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures; setbacks for accessory structures, such as but not limited to pool decks, screen enclosures and driveways, shall be five feet. Graded areas landward of these required buffer protection areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized to the satisfaction of the county engineer.

Item #3.

PAMP COMPLIANCE

The existing preserve area shall be verified to be in compliance with the approved Preserve Area Management Plan (PAMP) prior to the county’s issuance of a development order. As required by the PAMP, the preserve area shall be free of exotic vegetation. Compliance can be verified through a site inspection by the Environmental Division.

Item #4.

SIGNAGE AND BOUNDARY MARKER REQUIREMENTS

Please provide for specific locations of permanent preserve area signs on your final site plan and construction plans. Provide a construction detail for these permanent signs on the construction plans. On the Final Site Plan, include the locations of required preserve signs as described in the PAMP. Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. A note providing for this requirement should be added to the site plan.

Item #5.

LAND CLEARING/EROSION CONTROL PAGE

Construction plans shall include a page specifically dedicated to land clearing to clearly identify the proposed limits of clearing for the project area. This page should be identified in the table of contents.

The following shall be included on the land-clearing page:

- a. Location and limits of areas to be cleared. Identify areas of the site for required exotic removal outside of preserve areas prior to C.O.
- b. Locations of on-site and adjacent preserve areas or wetlands.
- c. Locations of perimeter native vegetation to be retained as un-cleared during construction.
- d. Locations of erosion control devices (silt fence and/or stabilized berms).
- e. Locations of preserve area/construction barricades (orange mesh safety fence).
- f. Erosion control devices located at least 5 feet landward of preserve area boundary.
- g. Location of tree protection barricades (where warranted).
- h. Location of on-site posted land clearing permit and permit box (to retain approved plan).
- i. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.
- j. Construction details for the installation of erosion control devices and preserve area barricades.
- k. Proposed method for soil stabilization following land clearing.
- l. Include the text: 'Property corners shall be located by a licensed land surveyor and clearly marked in the field prior to the Engineering Department's pre-construction meeting for site development.'
- m. Include the text: 'Authorization to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box, its location shown elsewhere on this page.'
- n. Include the text: 'No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained.'
- o. Include the text: 'All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.'
- p. Include the text: 'Prior to scheduling a final environmental inspection for the infrastructure, all barricades and erosion control devices shall be removed and disposed of by the contractor.'

Note on construction plans: Contractor must use site stabilization methods, such as, but not limited to, seeding, wetting, and mulching which minimize airborne dust and particulate emissions generated by construction activity. Such methods shall be completed progressively and actively maintained as vegetation removal occurs within a given area of a site. At the pre-construction meeting, the contractor shall inform the county which vegetation removal methods will be conducted and the plan to minimize airborne dust and particulate.

INFORMATIONAL COMMENT: GOPHER TORTOISE STATEMENT

After a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist

onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

Landscaping

Unresolved Issues:

Item #1.

LANDSCAPE PLANS

A landscape plan is required with this application. The landscape plans must be prepared and sealed by a registered landscape architect and include all information required for submittal as specified in Section 4.662.A, LDR.

Landscape plans and site plan/construction plans are not consistent.

- a) The construction plans show a stormwater retention basin not shown on the site plan or landscape plans. This basin is not located within the lease area.
- b) Trees are shown to be removed within this area that is not within the lease area.
- c) Landscaping shown consists only of a bubble drawing and a note that existing vegetation will be preserved for screening. There is no description of existing understory. This vegetation is not within the lease area and is not under control of the Leasee; hence cannot guarantee protection of this vegetation in the longterm. See also item #3 below.
- d) Lease area needs to be expanded to include protection and/or establishment of sufficient landscape screening.

Item #2.

PERIMETER VUA REQUIREMENTS-NON-RES SITES

The tower development is a vehicular use area. Please demonstrate compliance with the criteria for perimeter vehicular use areas (Section 4.663.A.4.a., LDR)

- a) A ten-foot-wide strip of land, exclusive of curbing, along the entire front perimeter of a site, located between the front property line and any vehicular use area, shall be landscaped.
- b) A ten-foot-wide strip of land, exclusive of curbing, along the entire side and rear perimeter of a site, located between the side and rear property lines and any vehicular use area, shall be landscaped.
- c) Perimeter tree requirements for vehicular use areas. Provide one tree for each 30 linear feet of required landscape perimeter area, with no less than 75 percent of said trees being shade trees. Creative design and spacing is encouraged.
- d) Perimeter shrub requirements around vehicular use areas. Shrubs with 15 to 23 inches of spread shall be planted on three-foot centers; shrubs with greater than 23 inches of spread shall be planted on five-foot centers. In no event shall spacing exceed five feet on center, nor shall plants be closer than two feet to the edge of any pavement.

Item #3.

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:

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.

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:

1. Only trees within the lease area can be authorized for removal with this application. It appears that most trees shown on the tree survey are identified on the landscape plan as existing vegetation to be protected to screen the tower. However, most are located within areas of proposed impact. The Crown Castle sheet labeled as “Site Overview “B” also labels a proposed 30’ proposed dirt drive which conflicts with the retention basin and the fenced tower compound and would result in removal of additional trees. Please explain purpose of this drive and subsequent conflicts.
2. While a tree survey has been provided, there is no tree disposition summary table that identifies status of which trees are to be removed or protected. 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 a tree preservation schedule, for protected trees to be retained on the lease site, as found in Section 4.664.F., LDRs.

Item #4.

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:

Plant the retention area with native species.

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

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:

The provided Boundary, Topo, and Tree Survey is not a valid Survey in the State of Florida.

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

Unresolved Issues:

Item #1.

DIVISION 9: STORMWATER MANAGEMENT

1. Although a rectangular weir is labeled on the plans, it is unclear what the callout is pointing to, or why a weir is proposed. Direct discharge adjacent to a wetland or buffer zone is not permitted per LDR Section 4.385.E.1.a]
2. Provide details for the pipe connecting the retention areas (material, size, length, and end treatments).

3. Remove rip rap and gravel from all retention areas and swales. Please note, the bottom of the retention area must be seeded or planted in natives (the side slopes may be sodded)
4. Revise the side slopes of the retention area to not exceed a 4-foot horizontal to 1-foot vertical (4:1) max slope [LDR Sections 4.347.A.7 & 4.347.B.2).
5. Provide a stand-alone stormwater maintenance plan (4.386 and 1.4.B.7)

Item #2.

DIVISION 19: ROADWAY DESIGN

1. It is unclear if the existing access to the site is being improved. Provide additional details.
2. Provide grading details for proposed access drive.
3. Informational: The proposed development is subject to the payment in lieu of construction of the required sidewalks along SW Bulldog Way and SW Pratt Whitney Road. The applicant shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost of construction is \$25.00 per linear foot for the total length of property fronting SW Bulldog Way and SW Pratt Whitney (900-feet) which equates to \$22,500.

Item #3.

SIGNED AND SEALED CONSTRUCTION PLAN

1. Rename Sheet C-1 within the Construction plans. The Final Site Plan is a stand-alone document.
2. Include Sheet name on each sheet within the Construction Plans.
3. Provide an erosion control plan that clearly shows the location of erosion control measures (construction entrance, silt fence, etc.).
4. Land disturbance cannot be proposed within 5 feet of the wetland / upland buffer. Revise plans accordingly [LDR Section 4.2.E]
5. Although Sheet C-9 of the Construction Plans shows details for a gravel access road, the plan view is inconsistent (swales are not shown, etc.). Revise for consistency.
6. It is unclear what the clouding represents within the Construction Plans and Final Site Plan.
7. Revise paving, grading, and drainage plans to include shading and legend for proposed materials/. For example, it is unclear what material is being utilized within the lease/compound area.

Item #4.

CONSISTENCY AMONG SURVEY, MASTER PLAN, FINAL SITE PLAN, CONSTRUCTION PLANS, STORMWATER REPORT, AND PUD AGREEMENT

Revise plans to show a 25-foot corner clip (25-foot radius or an equivalent chord) right-of-way dedication at the intersection of SW Bulldog Avenue and SW Pratt Whitney Road. [Martin County LDR, Article 4, Division 19, Section 4.843.B]

DEVELOPMENT ORDER CONDITIONS

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.

2. Pursuant to Section 4.843.G., Land Development Regulations, Martin County, Florida, in lieu of constructing a sidewalk along SW Bulldog Way and SW Pratt Whitney Road, the Owner shall pay \$22,500, the cost of construction accepted by the County Engineer, as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.

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

Addressing

Unresolved Issue:

Please use the name SW Pratt-Whitney Rd on your site plan and any other plans that may have it named and labeled incorrectly.

Electronic File Submittal

Unresolved Issue:

No AutoCAD dwg files of the final site plan or boundary survey were received with your application. Please submit both of these AutoCAD dwg files with your next round of review. Please be aware that even if you receive a comply for your digital file review in round two, the files must be submitted with each round of review.

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

Findings 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

Findings of Compliance:

The applicant has indicated that the proposed final site plan is for an unmanned wireless telecommunications facility that is not open to the public; therefore, staff review for compliance with this area of regulations is not applicable to this project as currently proposed. [Martin County, Fla., LDR, Section 10.1.E.

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 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 - Positive Evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

 Sanitary sewer facilities service provider - Martin County Utilities

Findings - Positive 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

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities

Findings - In Place

Source - Growth Management Department

Road's facilities

Findings - Pending

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings - In Place

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 – Positive Evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
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.	Unity of Title	Original executed version Unity of Title in standard County format or one (1) copy of the existing recorded Unity of Title for the subject property.
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 site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
10.	Pay-in-Lieu	Pursuant to Section 4.843.G., Land Development Regulations, Martin County, Florida, in lieu of constructing a sidewalk along SW Bulldog Way and SW Pratt Whitney Road, the Owner shall pay \$37,350, the cost of construction accepted by the County Engineer, as part of the post-approval process in accordance with

Item	Description	Requirement
		Section 10.11, Land Development Regulations, Martin County, Florida.
11.	Engineer’s Design Certification	One (1) 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
12.	Board Acceptance Verification	One (1) copy of documents verifying that the right-of-way, property, or easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
13.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127	\$9,127	\$0.00
Inspection fees:	\$4,000		\$4,000
Consultant fee:	\$2,100		\$2,100
Advertising fees *:			
Recording fees **::			
Impact fees***:			

* 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: Crown Castle USA
8000 Avalon Boulevard, Suite 700

Alpharetta, Georgia, 30009

Owner: Claude Myer and Rita Massey-Myer
10601 SW Pratt Whitney Road
Stuart, Florida 34997

Agent: Hill Ward Henderson, P.A.
Katie Cole and Jaime Maier
101 E Kennedy Boulevard, Suite 3700
Tampa, Florida 33602
813-506-5184
Jaime.maier@hwhlaw.com

Engineer of Record: P. Marshall & Associates, LLC
Trevor McAllister and Matt Daley
1000 Holcomb Woods Parkway, Suite 210
Roswell, Georgia 30076

Tower Engineer: Ehresmann Engineering
Eric J. Heine P.E.
4400 West 31st Street
Yankton, South Dakota 57078
(605) 665-7532
e-heine@ehresmannengineering.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

Attachment 1: 2024_0917_T134-006_Consultant Report