



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

FLORIDA GRASSFED ANIMAL PROCESSING FACILITY MAJOR FINAL SITE PLAN

Applicant:	CBR Investors, LLC
Property Owner:	CBR Investors, LLC
Agent for the Applicant:	Cuozzo Planning Solutions, Inc. (Donald J. Cuozzo)
County Project Coordinator:	Brian Elam, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	C167-004
Record Number:	DEV2022070007
Report Number:	2022_1115_DRT_STAFF_FINAL
Application Received:	08/17/2022
Transmitted:	08/22/2022
Date of Report:	11/15/2022

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B. Project description and analysis

This is a request by Cuozzo Planning Solutions, Inc., on behalf of CBR Investors, LLC for approval of a Major Final Site Plan. The proposed development includes a 56,784 square foot animal processing facility and associated infrastructure on an approximate 26-acre portion of a 2,000 acre property. The site is located at 8451 SW Conners Hwy in Okeechobee. Included with this application is a request for a Certificate of Public Facilities Reservation.

The proposed site has a future land use of Agricultural and a Category “C”, A-2, Agricultural District zoning which is consistent with the future land use. Stock raising and agricultural packinghouses using the natural resources of the region are permitted and is considered as bona-fide agricultural per Florida Statute F.S. §193.461. According to information contained within the Statement of Basis for Industrial Wastewater Facility Permit Exemption through the Department of Environmental Protection the facility can maintain production capability by sourcing animals from the approximate 2,000-acre ranch with a potential capacity of 125 animals per week. The average animal stocking rate is 1.5 acres/cow-calf pair with an average carrying capacity of 1,407 cow-calf pairs and a full attrition rate of approximately 19 weeks. See Attachment A for DEP Permit Exemption.

C. Staff recommendation

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Non-Comply
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
H	Commercial Design 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	Non-Comply
J	Landscaping Review	Karen Sjoholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Non-Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Stephanie Piche	772-223-4858	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Non-Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Non-Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	Non-Comply
R	School Board Review	Kimberly Everman	772-219-1200	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	Non-Comply
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Ongoing

D. Review Board action

This application meets the threshold requirements for processing as a Major Development. As such, a 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 per Article 10, Land Development Regulations, Martin County, Fla. (2021).

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 of Ordinances.

The applicant is required to re-submit materials in response to the non-compliance findings in 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: 083937000000000120 20 acres
 Parcel number: 083937000000000110 394.27 acres
 Parcel number: 083937000000000101 19.46 acres
 Parcel number: 093937000000000305 300.32 acres
 Address: 8401 SW Conners Hwy, Okeechobee, FL 34974
 Existing Zoning: A-2, Agricultural District
 Future Land Use: Agricultural
 Nearest Major Road: SW Conners Hwy (Major Arterial)
 Gross Area of Site: 734.05 acres

Table 1 Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	South Florida Water Management District	Agricultural	A-2, Agricultural District
South	Agricultural	Agricultural	A-2, Agricultural District
East	South Florida Water Management District	Agricultural	A-2, Agricultural District
West	ROW (SW Conners Hwy)	N/A	N/A

Figure 1 Location Map

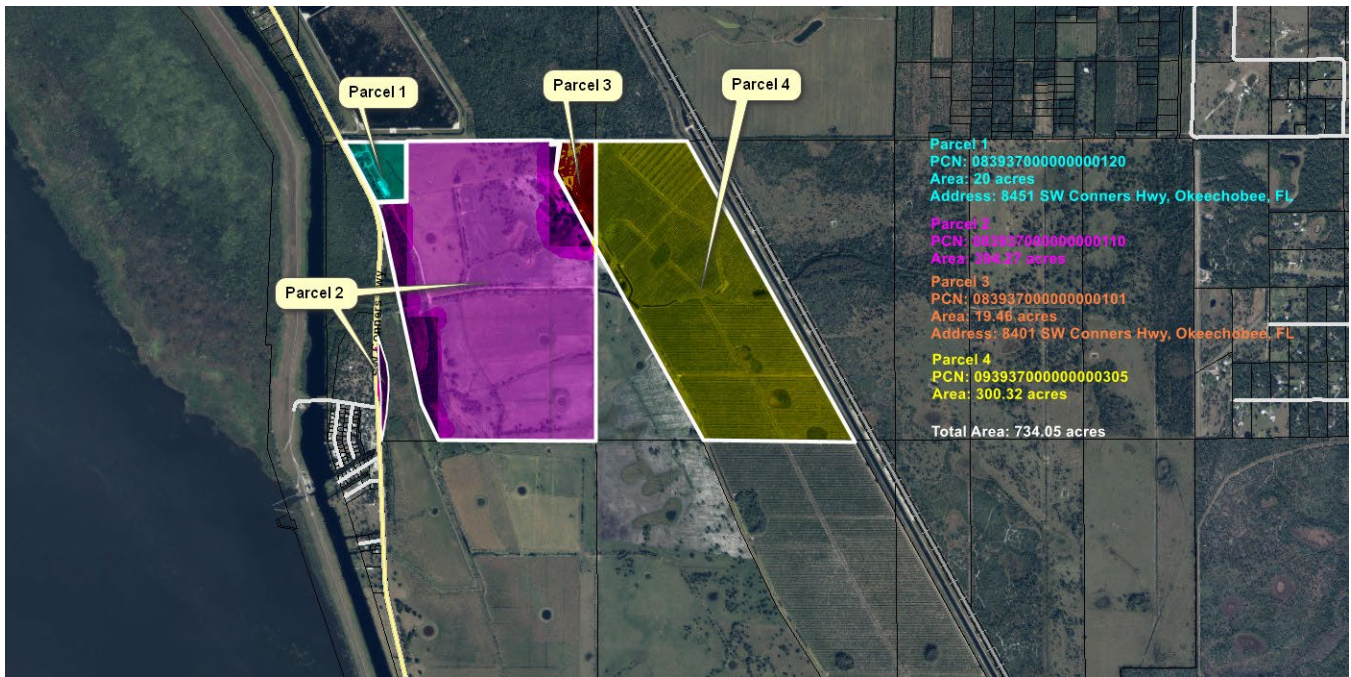


Figure 2 2021 Aerial

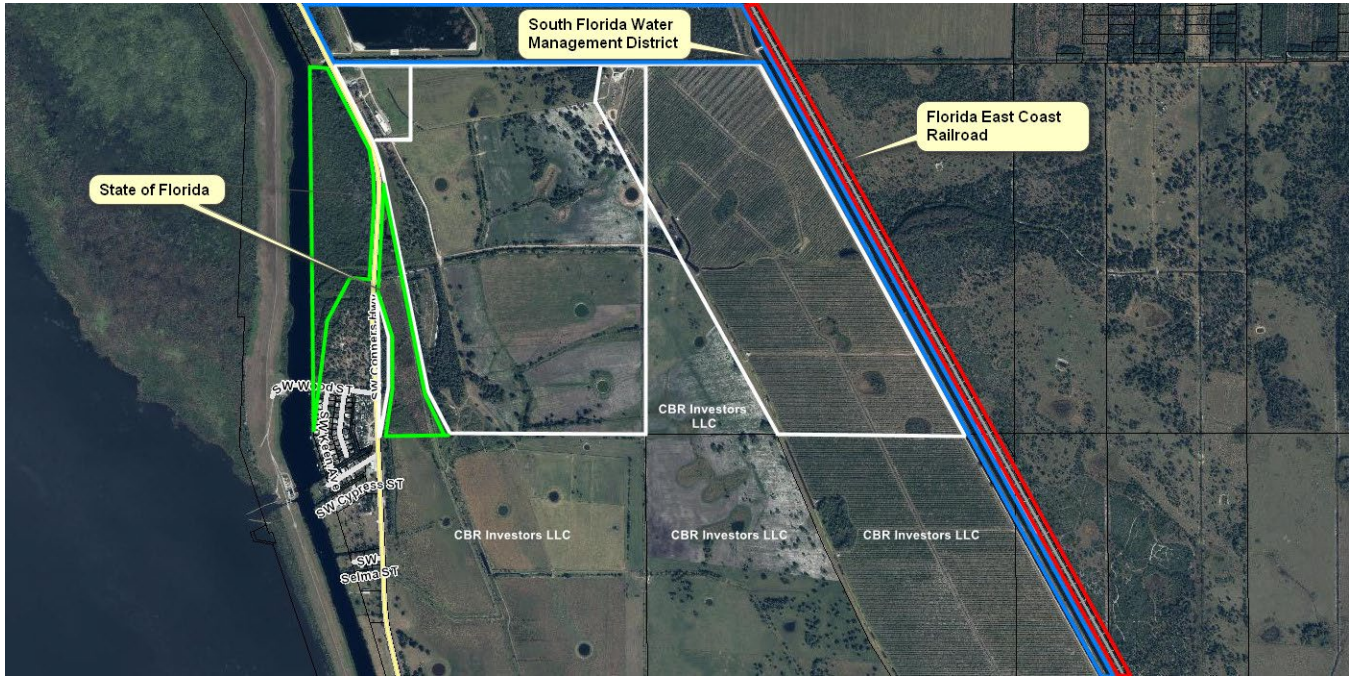


Figure 3 Subject Property Future Land Use

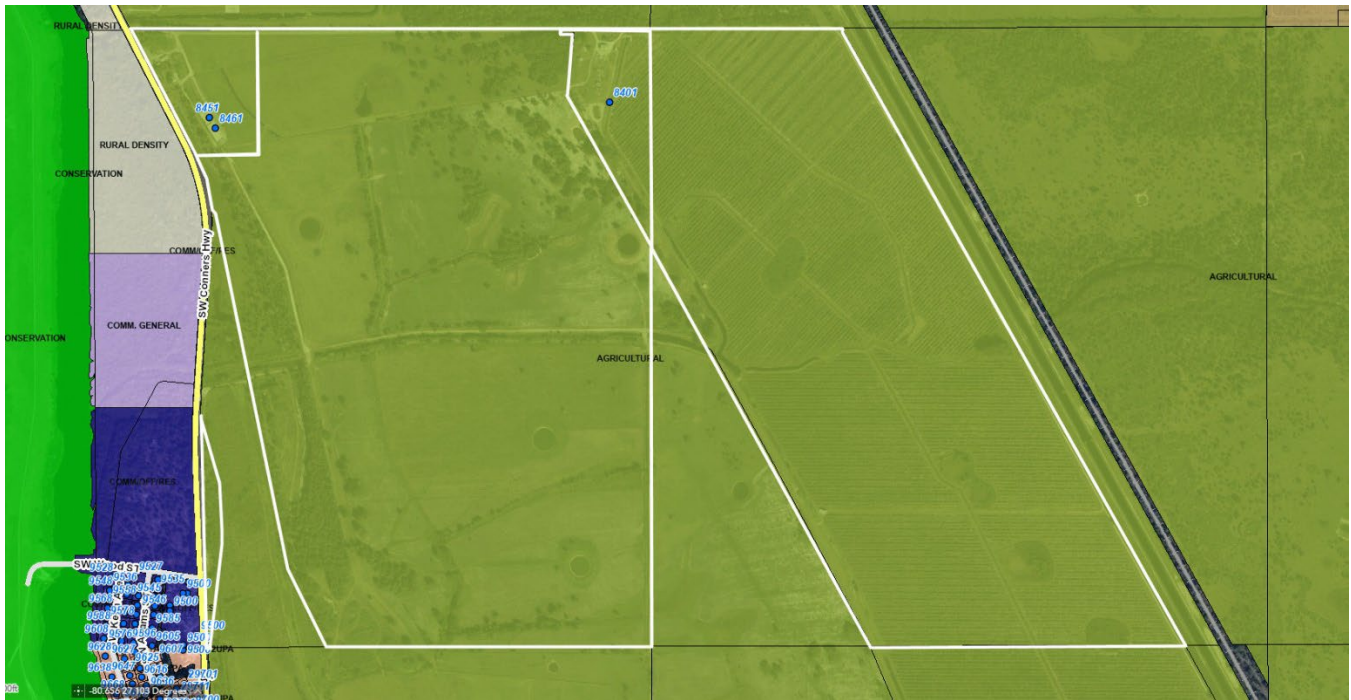


Figure 4 Subject Property Zoning Atlas



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

Unresolved Issues:

Generic Comp Plan Compliance

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3.

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

Unresolved Issues:

Item #1

Site Plan

Based on the aerials provided in the application and the intended throughput defined in the DEP Basis of Exemption Determination this facility requires over 2,000 acres to sustain a bona-fide agricultural use with the potential of 125 animals per week. The application only identifies 4 parcels, 083937000000000120, 083937000000000110, 083937000000000101, 093937000000000305 which total approximately 734 acres.

1. All parcels to be used to support the animal processing facility should be listed on the application. Add the additional parcels listed below in Table 2.

Table 2 Missing Parcels

Owner	PCN	Area
CBR Investors, LLC	153937000000000115	96.4 acres
CBR Investors, LLC	163937000000000120	252.87 acres
CBR Investors, LLC	163937000000000110	382.1 acres
CBR Investors, LLC	173937000000000102	433.8 acres
CBR Investors, LLC	203937000000000106	146.8 acres
		1,312 + 734 = 2,046 acres

2. A unity of title is required to combine all parcels related to this development.
3. The site plan should show the entire site, which is the entirety of all parcels. Wetlands, buffers and other features should be noted on the site plan. Presently the site plan only shows the area intended for development.
 - a. Provide an additional first sheet of the site plan showing the approximate 2,000 acres.
4. Update the Total Site Area square feet and acres to account for the total site area not just the development area.
5. Update the Minimum Open Space as 50%.
 - a. Provide total open space required and provided.
 - b. Provide area of preserve areas if any.
 - c. Provide area of wetlands and uplands if any.
 - d. Provide area of any required buffers.
6. Identify area of all stormwater wet and/or dry retention areas.
7. Provide Building Data within the site data to include total gross floor area, building coverage, height and uses.
8. Provide detail for parking to demonstrate compliance with Martin County, Fla., LDR, Article 4, Division 14, Parking and Loading requirements.
9. Provide Autoturn analysis to verify emergency vehicles can maneuver through the parking area.
10. Provide a legend to identify relevant features of the site plan such as concrete, upland, perimeter stormwater berm, limits of swale/retention area, fences, lighting etc.
11. List all Parcel Control Number(s) (PCN) on the site plan.
12. Identify the Applicant, Land Planner, Landscape Architect, Engineer and Surveyor.

Item #2

Setbacks

1. A packing house shall not be established or conducted within 600 feet of the nearest highway right-of-way or within 50 feet of the property line. These requirements should be noted on the site plan and demonstration of meeting this requirement provided.
2. Stock raising, stables and dog kennels; provided stables, kennels and dog runways are not less than 50 feet to the property line.
3. Front Setback: 25 feet
4. Rear and Side Setbacks: 25 feet
5. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
6. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.

Remedy/Suggestion/Clarification:

1. Provide the required/proposed data for each applicable setback to demonstrate compliance with each requirement within the site plan site data.
2. Provide dimensions on drawing to demonstrate compliance.

Item #3

Parking Rate

The proposed parking rate for Wholesale trades and services was applied at 1 space/1,000 square feet of gross floor area + 1 space/company vehicle.

Item #4

Boundary Bearings & Distances

The site plan should identify the boundary of the proposed, unified land, to include the bearings and distances that match a boundary survey that is current within the last 180 days.

Item #5

Abutting Property Details

Site plan identifies future land use and zoning of the property and abutting property with a question mark. All land related to this development and abutting property are defined and listed in Table 1 of this report. With the exception of the SW Connors Highway, which has no future land use or zoning assigned, all land has a future land use of Agricultural and a zoning of A-2, Agricultural District.

Remedy/Suggestion/Clarification:

Remove the question marks and replace with the correct information.

Item #6

Dumpster

Identify where the dumpster will be for this site. Provide a detail on the site plan.

Item #7

Setbacks – Septic

1. Setbacks – Septic
 - a. For on-site sewage treatment and disposal systems adjacent to wetlands, wellfields, water bodies, drainage facilities and other surface waters, a minimum setback of 200 feet has been provided Martin County, Fla., CGMP, Policy 10.2A.8.9.b.2. *This setback relates to a 5,000 gpd system that is approved by an BOCC waiver.*
 - b. Septic systems shall be set back a minimum of 15 feet from the design high-water line of a retention or detention area designed to contain standing or flowing water for less than 72 hours after a rainfall, or the design high-water level of normally dry drainage ditches or normally dry individual lot stormwater retention area Martin County, Fla., LDR, §4.307.B.8 (2017).
 - c. On-site sewage disposal systems (including the drain field) shall not be located within 10 feet of designated upland preserve areas Martin County, Fla., LDR, §4.307.B.2 (2017).

- d. When a parcel of land contains wetlands or other surface waters an on-site sewage treatment and disposal system shall be placed on the side of the parcel farthest from and at least 75 feet from the surface water or wetland Martin County, Fla., LDR, §4.307.B.4 (2017).
- e. An on-site sewage treatment and disposal system shall be located at least 75 feet from wetland or other surface waters that exist offsite Martin County, Fla., LDR, §4.307.B.4 (2017). *This applies to all on-site sewage disposal system installations.*

Remedy/Suggestion/Clarification:

1. Provide the septic setback requirements and provided conditions. Provide dimensions on the site plan demonstrating compliance to the canal, wetlands, retention, detention and all other applicable conditions for this site.
2. The use of on-site sewage disposal systems to provide sanitary sewer service shall be limited to the following:
 - a. Nonresidential use outside the primary urban services district on a lot of a minimum one acre of usable upland area per unit provided that such use generates a potable water demand at total site build out of no more than 2,000 gallons per day. For nonresidential or agricultural uses permitted by the future land use designation and zoning district, the BCC may waive the 2,000gpd limitation pursuant to Policy 10.2A.8.9 of the Comprehensive Growth Management Plan.
 - b. A waiver that is approved by the Board of County Commissioners is required for systems that are above 2,000 gpd and not exceeding 5,000 gpd. Systems greater than 5,000 gpd are not allowed.

Item #8

Floor Plan

Provide a floor plan for the proposed Animal Processing Facility.

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

Commercial Design

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

Community Redevelopment Area

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

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

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

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

Environmental

Unresolved Issues:

Item #1

Environmental Assessment and PAMP

1. A separate environment assessment (EA) was provided with the application packet as well as a PAMP document with an EA as part I of the PAMP. The separate EA appears to be for another property in Port Salerno and will not be reviewed with this application.
2. The PAMP and EA document describes the project site as four parcels and provides the PCNs, but states the site is approximately 25 acres. However, the sum of the four parcels that are shown on the PAMP cover page is approximately 734.05 acres. The county's definition of Site requires that the total area of the four parcels be included in the site plan. As a result, the EA shall identify all wetlands, native upland habitats, and protected species within these parcels in accordance with Section 4.32, LDR, Martin County, Fla. These resources identified and required to be preserved shall be shown on the site plan and established under the PAMP. Please revise the PAMP accordingly.
3. The information to be included in this detailed project PAMP can be found in Sections 4.6 and 4.36 of the Land Development Regulations.

Item #2

Site Plan

Please identify the following in a separate preserve area data table, as applicable:

1. Site acreage, Total. Total upland, wetland, surface water area and any submerged lands for site.
2. Preserve Area Calculations. Provide upland preserve calculations to demonstrate that at least 25% of the total upland area is preserved as rare native upland habitat. Where there is no rare upland habitat, provide upland preserve calculations to demonstrate that at least 25% of existing common native upland habitats are preserved.
3. Wetland Preserve. Wetland preserve acreage, onsite.
4. Wetland Buffer. Native upland habitat area, to be provided as wetland preserve area buffer. Other upland area, required to be restored as wetland preserve area buffer (non-habitat).
5. Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.
6. Upland Preserve, Rare. Native upland preserve area habitat provided, as rare or unique habitat.
7. Total Preserve Acreage, for site.

Landscaping

Unresolved Issues:

Item #1

Perimeter Vua Requirements-Non-Res Sites

Remedy/Suggestion/Clarification:

Provide required shrubs around the proposed parking lot. Due to the environmental sensitivity to adjacent parcels to the north, install landscaping, at least a tall hedge to insulate wildlife from traffic, light, and noise from proposed on-site activities.

Item #2

Additional Landscape Condition

LITTORAL PLANTING REQUIREMENTS

Final Site Plan:

Please identify the areal extent of lake littoral and upland transitional planting areas on the Final Site Plan and Landscape Plans. Include information quantifying the total linear footage of lake to be constructed and square footage of planted littoral and upland transitional area to be planted.

Please demonstrate compliance with the following requirements for any application for excavating and/or filling:

1. Excavated lakes or ponds shall be planted with required littoral and upland vegetation prior to the issuance of the first certificate of occupancy for. For lakes within single lots, the planting shall begin within 30 days of completion of the excavation.
2. The littoral zone shall include a total area of at least ten square feet per linear foot of lake perimeter. The lake perimeter shall be measured at the control elevation of the lake. The littoral zone planting area consists of that area between one foot above control water elevation to four feet below control water elevation.
 - a. Slopes for planted littoral zones shall be no steeper than ten feet horizontal to one foot vertical to a distance of five feet waterward of the designated planted littoral zone area. Shallower slopes are encouraged to promote greater success of the littoral zone plantings.
 - b. The littoral zone shall be planted with at least five species of appropriate native wetland vegetation with an average spacing of two feet on center. Submergent vegetation, such as underwater grasses, as well as emergent vegetation may be used to satisfy the littoral planting requirement. The design and species used shall have an anticipated minimal 80 percent coverage.
 - c. A minimum of one tree for every 500 square feet of littoral zone area is required. The trees must be a minimum of eight feet in height and consist of native freshwater wetland and transitional varieties.
3. Upland and transitional zone planting area requirement. The native upland and transitional zone buffer area shall also include a total area of at least ten square feet per linear foot of lake perimeter. The native upland and transitional zone planting area consists of that area immediately beyond the landward extent of the littoral zone planting area. The native upland and transitional zone buffer may consist of preserved or planted vegetation but shall include trees, understory and ground cover of native species only. The native upland and transitional zone and the adjacent littoral zone shall be designed and maintained to provide a continuous compatible habitat area.
 - a. The upland and transitional zone shall be planted with at least five native plant species which shall include trees with a minimum height of eight feet and understory seedlings with a minimum height of 18 inches. Existing native vegetation in the upland transitional zone shall qualify to help fulfill this requirement. Plants are required to be installed in accordance with the applicable standards provided in division 1 of this article. The design and species used shall have an anticipated minimum 80 percent coverage.
 - b. A minimum of one tree shall be planted for every 500 square feet of upland and transitional zone area. The trees must be a minimum of eight feet in height and native upland and transitional varieties.

Construction Plans:

Cross sections, signed and sealed by a Florida registered engineer and/or land surveyor, as appropriate, showing:

- a. Elevation of existing ground.
- b. Peak elevation of proposed fill.
- c. Lowest point of proposed excavation.
- d. Typical side slopes; and
- e. The littoral, upland and transitional zones and elevations (see criteria below).

Landscape Plans:

A littoral, upland and transitional buffer zones plan, including a planting plan, and a lake management plan prepared by a qualified environmental consultant with experience in restoration ecology.

Pursuant to Section 4.348.B, LDR, Martin County Fla. (2001)

The planting plan should include:

1. The species and number of plants to be used; the location and dimensions of littoral, and upland and transitional areas; typical cross section of planted littoral, upland and transitional areas and the methods for planting and ensuring survival of the plants.
2. The littoral zone area shall include a total area of at least ten square feet per linear foot of lake perimeter.

Please include a table to show the linear footage of proposed lakes relative to square footage of littoral and upland transitional vegetation to be provided attendant to each.

Littoral Management Plan

Please provide for a lake management plan prepared by a qualified environmental consultant with experience in restoration ecology. The plan shall provide for the following:

- a. A description of how vegetation is to be established including the extent, method, type, and timing of any planting provided.
- b. A description of the water management procedures to be followed to assure the continued viability and health of the plantings.
- c. Siltation avoidance. Water management systems such as swales and interconnected wetlands and lakes shall be specifically designed to inhibit siltation of the lakes and wetlands and the eutrophication process. The permittee shall submit a written environmental management and lake monitoring plan specifying system monitoring methods and corrective actions should siltation or eutrophication occur.
- d. A written strategy that identifies who shall be responsible for regular monitoring and removal of noxious, pest plant, and exotic species in order to assure a continued healthy diversity in littoral zone vegetation.

Performance Standards

The plans shall contain the following statement:

"It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Planning and Development Services Director, as applicable. It is the responsibility of the owner or property owners' association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure ongoing removal of prohibited and invasive

non-native plant species from these areas."

Remedy/Suggestion/Clarification:

A Lake Management Plan has not been provided. Provide for lake plantings as outlined above. Provide a Lake Management Plan.

The lake slope cross-section provided on the construction plans show a proposed 6:1 slope which is not consistent with the required cross-section of a 10:1 slope for littoral zones. It is acceptable for a 4:1 slope to allow the main littoral to be established 1 foot below control, but the balance of the littoral shelf must provide for a 10:1 slope. In addition, the 10:1 slope is required for a minimum distance of 5 feet waterward of the planted littoral shelf not the 2:1 slope shown on the plans.

The cross-section must identify widths of littoral and upland transition zones.

K. Determination of compliance with transportation requirements – Engineering Department

Unresolved Issues:

Item #1

The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.63 because:

- a. The trip generation rate unit of measure will be the same as the unit of measure adopted in the Martin County development impact fee update study. [Martin County, Fla., LDR Article 5, Division 3, Section 5.63.A (2009)] Square Feet must be used to generate trips.

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 Department

Unresolved Issues:

Item #1

Access Drive and Off-Street Parking

1. Revise the width of the exit lanes to 24-feet as measured from the face of the divider to edge of pavement per LDR Table 4.19.8.
2. Extend divider at entrance to south property line. Additionally, it is unclear if divider will be landscaped. See Table 4.19.8 for additional specifications.
3. All sidewalks constructed within a development shall be designed so there remains a 6-foot unobstructed width taking into account vehicle parking, matured landscaping, proposed buildings and other possible obstructions. As proposed, the sidewalk width is reduced with both the vehicular overhang, and the ramp from the ADA parking. Additionally, the sidewalk along the loading dock is shown as less than 6-feet. [LDR Section 4.843.G]
4. A minimum radius of 25-feet must be met within the site for fire rescue/emergency services maneuverability.

5. Provide traffic control, signage, and pavement marking details. [Martin County, Fla., LDR Section 4.843.H (2010) & Martin County Standard Details For Road & Site Construction and Public Facilities Detail R-140 Series (2015)]
6. Provide additional grading details for the construction of the access drive.

Item #2

Consistency with Other Plans

1. Provide Construction Plans with an original signature and seal. The Construction Plans submitted included a printed stamp/signature.
2. For ease of review, reduce the scale utilized on the Construction Plans.
3. Provide annotations on proposed project boundary on the Final Site Plan and Construction Plans (consistent with the boundary survey).
4. Provide a construction specifications sheet within the Construction Plans.

Item #3

Stormwater Management Materials - Final

1. As previously requested during completeness, provide a signed and sealed topographic survey, that extends at least 200-feet beyond property boundary (or until a discernible drainage basin boundary is reached). The date of the field survey must be within 180 days of the date of this application. [Martin County, Fla., LDR Section 4.384.A.3 (2015)] [Martin County Stormwater Management and Flood Protection Standards for Design and Review, Section 1.4.A.2.a]
2. As previously requested during completeness, provide a signed and sealed boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper. [MARTIN COUNTY, FLA., LDR SECTION 4.384.A.3 (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.2.a]
3. Although a drainage map of the basin or basins within which the development was submitted, it must be revised to include additional information. The outlines and sizes in acres of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Flow paths shall be indicated throughout, including final outfalls from the development and basins. Additionally, revise to 11 x 17-page size for ease of review. [Martin County Stormwater Management and Flood Protection Standards for Design and Review, Sections 1.4.B.7.c)]

Item #4

Stormwater Management Plan

1. Revise the stormwater management report to include a determination regarding legal positive outfall. If it is determined that a legal positive outfall exists, the project must be designed for consistency with a pre-versus-post development analysis of the 25-year, 3-day storm event. [LDR SECTION 4.385]. (If it is determined that no legal positive outfall exists, the stormwater management system must be designed for full on-site retention of the 100-year, 3-day storm event.)
2. Include a section within the narrative discussing flood plain encroachment [LDR Section 4.385]
3. Provide a discussion within the narrative describing how the wet season water table was determined, provide supporting documentation. The geotechnical report provided does not

- provide a WSWT elevation and the date of the borings do not depict wet season conditions. [LDR SECTION 4.385 (2015)].
4. The pre-development runoff rate must be based upon 100% un-built conditions (before any alteration of the topography, vegetation and rate, volume, timing, quality or direction of surface or groundwater flow by development.)
 5. Provide a table within the narrative that provides the max stages and proposed elevations for the pavement, minimum finished floor, and perimeter berm.
 6. Provide sufficient topographic data and a discussion within the narrative addressing whether any off-site flows are present and how they will be captured. (LDR Section 4.385.A & 4.386.B)
 7. The proposed improvements include the filling in of an existing ditch. Demonstrate how any existing flows from off-site are not blocked.
 8. The Construction Plans do not demonstrate how the access drive is divided into 6 basins. Provide clarification. Additionally, it appears that a single basin (with swale storage along one side) may be more appropriate for the access drive.
 9. Provide a site data table within the stormwater management report that matches the Final Site Plan, Basin map, and ICPR calculations for the proposed development area.
 10. The 10-year, 24-hour storm event was not addressed; therefore, minimum pavement elevations cannot be determined [LDR Section 4.843.D.3]
 11. The 100-year, 72-hour storm event was not addressed; therefore, minimum finished floor elevations cannot be determined [4.385.B.15 & SFWMD ERP Manual, Volume IV]
 12. Demonstrate that the hydrology of the existing wetlands is not affected.
 13. The water quality calculation provided is inconsistent with Martin County requirements. It does not provide for 3-inches of rainfall over the percent of impervious project area (4.386.I) (total impervious area less lakes, preserves, and wetlands; roof areas are included); [% imperv = (Roof + Pavt) / (Total - Lakes - Preserves - Wetlands)] An example is available upon request.
 14. Demonstrate that the system recovers half of the water quality treatment volume between 24 hours and five days (4.385.F.4)

Item #5

Stormwater Management Construction Plans

1. Add proposed minimum finished floor to Final Site Plan and Construction Plans. This must be listed as a minimum and specify NAVD88 as the datum.
2. Revise facility layout and grading plan to include the limits of that basin. As proposed only a portion of the wet retention area is shown in this section of plans.
3. Demonstrate how the runoff from the access drive is being captured.
4. Add additional existing elevations to the plan view to demonstrate how the proposed improvements tie into existing grades and demonstrate consistency with proposed cross sections.
5. As shown, it is unclear where the perimeter berms for each basin are located. Clearly demonstrate the location and elevation of the perimeter berm on the Paving, Grading, and Drainage plans. Eventual project closeout will rely on As-Builts demonstrating consistency with this.
6. The north-west corner of the wet retention area appears to overlap an existing stormwater pipe. Provide details for existing pipe. It is unclear what this pipe ties into to the north.
7. Compliance with minimum roadway, minimum perimeter berm, and minimum finished floor elevations will be evaluated once the stormwater management report has been revised.
8. Details for Structure S-8 are shown on Sheet C-203 but the structure is not shown on the plan view.
9. Show littoral planting area on plan view and applicable cross sections. Littoral plantings cannot

be steeper than 10-foot horizontal to 1-foot vertical (10:1) 5-feet waterward of the littoral zone (4.348.C)

10. Provide note on the Construction Plans stating that the stabilization (seed or sod) of the disturbed areas must be completed within 30 days of vegetation removal. Provide method of stabilization. Stabilization (seed or sod) of the disturbed areas is not specified
11. Provide note on erosion control 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 emissions.
12. The appropriate warning signs for the proposed excavation are not identified (LDR Section 4.343.A)

Item #6

Development Order Conditions:

The applicant is proposing to haul 197 cubic yards from the site. A hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$41.37 shall be paid within sixty (60) calendar days of the project approval. Applicant 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 Department

Electronic Files

Findings of Compliance:

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2022)

Addressing

Unresolved Issues:

Item #1

Please add the name SW Connors Hwy to the major final site plan. You can keep the other street name labels on the site plan.

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater

Unresolved Issues:

Item #1

Industrial Wastewater

Industrial wastewater permitting is done through the Department of Environmental Protection (DEP) Southeast District (561) 681-6600. Records indicate an Industrial Wastewater Permit Exemption was granted by DEP.

Item #2

Potable Water

1. A Consumptive Use Permit (CUP) from South Florida Water Management District (SFWMD) may be required if this has not already been secured for the current agricultural operation.
2. The CUP may require modification to add the potable use of the water to the existing livestock watering and irrigation water.
3. Limited Use Public Water System: Facility may qualify for a limited use public water system regulated by the Department of Health if they have less than 25 employees present 60 or more days per year. Facilities having 25 or more employees present for 60 day per year will require a Public Water System (PWS) regulated by the Department of Environmental Protection.

Wellfield and Groundwater

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

Unresolved Issues:

Item #1

Water Supply

1. 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
2. Automatic Fire Sprinkler Protection
Potential automatic fire sprinkler requirements will be determined by occupancy and use as determined by the Architect or Engineer of record in accordance with the provisions set forth in the Florida Fire Prevention Code

Item #2

BDA requirements

1. 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.
2. Reporting Requirements:
 - a. 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. and submit results to the MCFR Fire Prevention Division.
 - b. 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

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

Unresolved Issues:

Item #1

Stall Striping and Signage Details

Provide ADA stall striping and signage detail on the Final Site Plan Martin County, Fla., LDR Section 4.627.E (2009).

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

Martin County Health Department

Unresolved Issues:

Item #1

Septic Tank

Employee's bathroom, breakroom waste should be permitted through the Department of Health.

Item #2

Well for Potable Water

Should the facility require a new well for the potable water needs, a construction permit will need to be obtained from Martin County Department of Health and it is recommended that the well be built to meet the requirements of a Public Water System (PWS) so that any future expansion will not require a new well.

Item #3

Limited Use Public Water System

Facility may qualify for a limited use public water system regulated by the Department of Health if they have less than 25 employees present 60 or more days per year. Facilities having 25 or more employees present for 60 day per year will require a Public Water System (PWS) regulated by the Department of Environmental Protection.

Construction of a Limited Use Water System requires two copies of the site plan and construction plans. Refer to Department of Health, Chapter 64E-8, Form 4092A.

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 requirement – responsible departments

The following is a summary of the review for compliance with the standards contained in Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

- Service provider - Martin County
- Findings - pending evaluation
- Source - Utilities and Solid Waste Department
- Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

- Sewer provider - Martin County
- Findings - pending evaluation
- Source - Utilities and Solid Waste Department
- Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

- Findings - pending evaluation
- Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

- Findings - pending evaluation
- Source - Engineering Department
- Reference - see Section M of this staff report

Community Park facilities (Section 5.32.D.3.e, LDR)

Findings - in place
Source - Growth Management Department

Road's facilities (Section 5.32.D.3.f, LDR)

Findings - pending evaluation
Source - Engineering Department
Reference - see Section K of this staff report

Potable water facilities

Service provider - Martin County
Findings - pending evaluation
Source - Utilities and Solid Waste Department
Reference - see Section O of this staff report

Mass transit facilities (Section 5.32.D.3.h, LDR)

Findings - in place
Source - Engineering Department
Reference - see section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - pending evaluation
Source - Growth Management Department
Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - not applicable
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

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.

Item #1

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #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.

Item #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 #4

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.

Item #5

One (1) 24" x 36" copies of the final site plan (rolled)

Item #6

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.

Item #7

Original of the construction schedule.

Item #8

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.

Item #9

Original of the Cost Estimate, 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.

Item #10

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.

Item #11

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

V. Local, State, and Federal Permits

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

W. Fees

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

Fee type:	Fee amount:	Fee payment:	Balance:
Application review fees:	\$12,000	\$12,000	\$0.00
Advertising fees *:			
Recording fees **:			
Mandatory impact fees:	N/A		
Non-mandatory 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 on the post approval checklist.

X. General application information

Applicant: CBR Investors, LLC
 Tunny Mizrachi
 8401 SW Connors Hwy
 Okeechobee, FL 34974

Agent: Cuozzo Planning Solutions, Inc.
 Donald J. Cuozzo
 P.O. Box 1939
 Stuart, FL 34995

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
SFWMMD	South Florida Water Management District
W/WWSA	Water/Waste Water Service Agreement

Z. Attachments

A: DEP Industrial Wastewater Permit Exemption