



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

SA RECYCLING REVISED MINOR FINAL SITE PLAN

| | |
|-----------------------------|---|
| Applicant: | SA Recycling, Mark Sweetman |
| Property Owner: | SA Recycling, Mark Sweetman |
| Agent for the Applicant: | McCarty & Associates, LLC, Mike McCarty |
| County Project Coordinator: | Peter Walden, AICP, Deputy Growth Management Director |
| Growth Management Director: | Paul Schilling |
| Project Number: | S267-002 |
| Record Number: | DEV2021100022 |
| Report Number: | 2022_0105_Staff_Report_Final |
| Application Received | 11/16/2021 |
| Transmitted | 11/16/2021 |
| Date of Report: | 01/05/2022 |

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B. Project description and analysis

This is a request for a revised minor final site plan for the SA Recycling center. The original approximate 2 acre site received site plan approval in the 1990's and is located on the northeast side of SE Commerce Avenue about 200 feet south of the intersection with SE Market Place in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

The revised site plan is to include the adjacent approximate .9 acre undeveloped parcel and improvements to both parcels include adding a truck scale, paving access points and upgrading the landscaping.

The site has a future land use designation of Industrial and is Zoned M-2 Industrial which is a "Category C" zoning District. The M-2 zoning is consistent with the existing land use, the parcel will not be required to rezone to a category A district.

The site is within the Primary Urban Service District and will be required to hook up to wastewater service through Martin County Utilities.

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 | Peter Walden | 219-4923 | Non-Comply |
| F | ARDP | Samantha Lovelady | 288-5664 | Comply |
| G | Development Review | Peter Walden | 219-4923 | Non-Comply |
| H | Urban Design | Peter Walden | 288-5485 | Comply |
| H | Community Redevelopment | Peter Walden | 288-5485 | N/A |
| I | Property Management | Ellen MacArthur | 221-1334 | N/A |
| J | Environmental | Shawn McCarthy | 288-5508 | Comply |
| J | Landscaping | Karen Sjöholm | 288-5909 | Comply |
| K | Transportation | Lukas Lambert | 288-5476 | Comply |
| L | County Surveyor | Tom Walker | 288-5418 | N/A |
| M | Engineering | Stephanie Piche | 288-4858 | Non-Comply |
| N | Addressing | Emily Kohler | 288-5692 | Comply |
| N | Electronic File Submission | Emily Kohler | 288-5692 | Comply |
| O | Water and Wastewater | James Christ | 320-3034 | Non-Comply |
| O | Wellfields | James Christ | 320-3034 | Comply |
| P | Fire Prevention | Doug Killane | 288-5633 | N/A |
| P | Emergency Management | Sally Waite | 219-4941 | N/A |
| Q | ADA | Stephanie Piche | 288-4858 | Comply |
| R | Health Department | Nicholas Clifton | 221-4090 | N/A |
| R | School Board | Kimberly Everman | 219-1200 | Comply |
| S | County Attorney | Krista Storey | 288-5443 | Review Ongoing |
| T | Adequate Public Facilities | Peter Walden | 219-4923 | Pending |

D. Review Board action

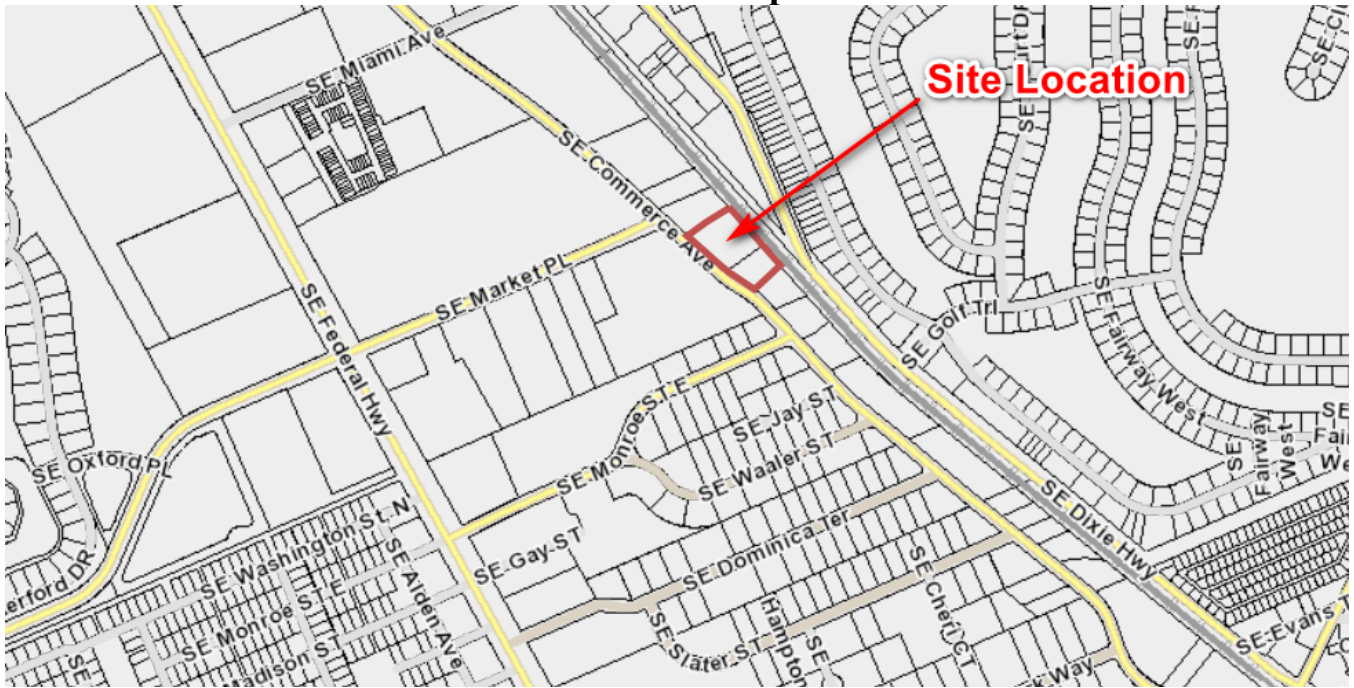
This application complies with the threshold requirement for processing as a minor development. As such, final action on this application will be taken by the Growth Management Director.

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

E. Location and site information

Parcel number(s) and address: 3951 SE Commerce Ave Stuart, 38-38-41-002-00000-1
 Existing Zoning: M2 with a Covenant to GI, General Industrial
 Future Land use: Industrial
 Gross area of site: 2.93 acres

Location Map



Aerial



Zoning Atlas Excerpt



Future Land Use Map Excerpt



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

Unresolved Issues:

Item #1:

Generic Comp Plan Compliance-GMD

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:

Site plan:

1. The project is required to hook up to wastewater service as required by Sec. 4.306.A. LDR please see section O of this report. Remove the existing septic and drainfield system from the site plan.

Notes:

1. Add a note to the plan Sec. 3.421.C.5. "No setback or yard shall be required adjacent to railroad spurs or sidings. (allows the 8' fence)

Information #1:

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. 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 on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

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

Commercial Design

The project as submitted meets the requirements of Article 4 Division 20.

CRA Review

The project is not located within a Community Redevelopment Area.

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

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

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

Environmental

Finding of Compliance:

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

Landscaping

Findings of Compliance

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed amendment to a recycling facility within an existing Industrial Park. The applicant has submitted landscape plans that provide .494 acres of landscape area which equates to 41.11% of the 130,267 s.f development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 52 trees for this project. To demonstrate compliance the applicant has proposed the planting of 75 trees for this 130,267 sq. ft. site.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use is industrial so non-compatibility buffers are not required.

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. There are no proected trees existing on the site.

Section 4.663.A.4.b.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 s.f. landscape area with 2 trees for each 5000 s.f. of interior vehicular use area. This project has

68,281 sq.ft. of paving requiring 24 additional trees. To document compliance the applicant is proposing the installation of 24 native trees adjacent to the vehicular use area of the site.

K. Determination of compliance with transportation requirements - Engineering Department

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

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. Therefore, The Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR §10.1.F

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

RIGHT-OF-WAY IMPROVEMENTS

1. Provide sight triangles / Sight distances on the Landscape Plan. [MARTIN COUNTY, FLA., LDR SECTION 4.843.F (2010)] [FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL 212.11.1 (2020)]
2. In addition to Final Site Plan approval, a Right of Way Use Permit Application will be required for this proposed development prior to scheduling a pre-construction meeting. It is recommended that the applicant submit the required Right of Way Use Permit Application at their earliest convenience, as it can be reviewed concurrently. A maintenance agreement will be required for the outfall pipe/mitered end section within the right-of-way. Please submit the application to Carol Higgins (772-288-5462) in the Public Works Department. The application can be found at: <https://www.martin.fl.us/martin-county-services/right-way-use-permit-application>

OFF-STREET PARKING

1. The legend within the Construction Plan includes some elements that are not included on the plan view (such as asphalt pavement).
2. Provide a traffic control, signage and pavement marking plan that includes stop signs and stop bars at all entrances. [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)]

CONSISTENCY WITH OTHER PLANS

1. Several annotations on the overall site boundary are not legible on the Final Site Plan.
2. Revise the Final Site Plan to clearly demonstrate what is existing and what is proposed
3. The Final Site Plan includes a total for the impervious area that appears to be inconsistent with the sum of the impervious elements.

STORMWATER MGMT MATERIALS – FINAL

1. As requested in the completeness letter, the topographic survey of the project site must be revised to extend a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; and the survey must be 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 (2001)]
2. A drainage map of the basin or basins within which the development lies shall be submitted. All basins and the sizes of the basins in acres must be shown. 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. [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.B.7.c (2001)]

STORMWATER MANAGEMENT PLAN

1. The subject parcel is included in the Stuart Business Park ERP Permit #43-00014-S. The allowable discharge rate for this parcel is 0.25 cfs/acre or 0.75 cfs total.
2. Provide documentation for the wet season water table elevation (WSWT) being relied upon in the stormwater management report and calculations. Since the Stuart Business Park / SE Commerce Avenue area has had frequent flooding during the rainy season, this is an area of elevated concern. [MARTIN COUNTY, FLA., LDR SECTION 4.384 (2001)].
3. The soil storage utilized in the calculations appears to rely upon a depth to water table that is inconsistent with the average elevation of the pervious area (a significant portion of the pervious area has a proposed elevation of 13.3-feet NAVD).
4. Revise the rainfall intensity utilized for the 100-year, 3-day storm event for consistency with Volume IV of the SFWMD ERP Manual for this location (14-15 inches).
5. The minimum pavement elevations must be determined by the 10-year, 1-day storm event.
6. The corresponding stage storage table elevations for the Zero Discharge Runoff Volume Sheet appears to be inconsistent with the stage storage table for this project. For example, for the 100-year, 30day storm event, the 2.7 ac-feet of volume should be met somewhere above elevation 16.00-feet NAVD (not at 8.48-feet NAVD).
7. The recovery analysis will be reviewed once the revisions to the stormwater report are made.

STORMWATER MGMT CONSTRUCTION PLANS

1. The tops of Structures SD4 and SD7 are lower than the proposed weir.
2. Provide additional lot grading details including cross sections between the proposed improvements through each property line.
3. The control structure must be located downstream closer to the outfall. As proposed, several inlets capture water between the control structure and the outfall.
4. Provide provisions for the removal of oils and sedimentation (such as a baffle) at the control structure.
5. The minimum pavement elevation will be evaluated once the 10-year, 1-day storm event is modeled.
6. Demonstrate how the stormwater runoff for the pervious areas outside of the pavement are captured. If this area is utilized for soil storage, it must be included within the basin / perimeter containment berm.
7. Clearly demonstrate on the Construction plans where the minimum perimeter containment berm (at or above the 25-year, 72-hour stage) elevation is met. Additionally, to ensure a smoother

construction and close out process, staff suggests providing a larger buffer between the max stage elevation and design elevation for the perimeter berm.

8. Provide an invert and grading details for the mitered end section within the right-of-way. It is unclear what the existing elevations are or what the limits of regrading will be. Additionally, the mitered end section shall be reoriented for a perpendicular alignment within the SE Commerce Avenue roadside swale.

9. 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

10. 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.

Development Order Conditions:

1. A Right of Way Permit and Maintenance Agreement must be executed for the construction and maintenance of the proposed improvements within the SE Commerce Avenue right of way.
2. The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the excavation of 1,735 cubic yards is proposed; therefore, a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$364.35 shall be paid within sixty (60) calendar days of the project approval. The Owner must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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

Addressing

Unresolved issue:

Please add the street directional prefix "SE" to Commerce Ave on the site plan.

Electronic File Submittal

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. (2021)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Unresolved Issues:

Sec. 4.306. - Required system connections.

4.306.A.

All new development within the primary urban service district requiring site planning or platting shall connect to a regional wastewater system if a wastewater collection or transmission line with sufficient available capacity exists within one-quarter mile of the development as accessed via public easements or rights-of-way, and the regional wastewater system has available capacity.

Sanitary sewer service to the project is currently provided by an on-site sewage treatment system. Regional wastewater service is available to the project by the Martin County Tropical Farms Wastewater System. [ref. Code, LDR, s.5.32.D.3.b.(1)(a) and (3)(a)Code, LDR, Art.5, Div.2]. Section 4.306.A., Land Development Regulations, Martin County Code, Article 4, Division 7, Sub Division 2 states: "All new developments within the primary urban service district requiring site planning or platting shall connect to a regional wastewater system if a wastewater collection or transmission line with sufficient available capacity exists within one quarter (1/4) mile of the development as accessed via public easements or rights-of-way, and the regional wastewater system has available capacity". This project is required to connect to the Martin County Tropical Farms regional wastewater system.

This development application is in noncompliance with Martin County's water and wastewater requirements.

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

Finding of Compliance;

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. 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.

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

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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

Martin County Health Department

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

S. Determination of compliance with legal requirements - County Attorney's Office

Review ongoing

T. Determination of compliance with the 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, Land Development Regulations (LDR's), Martin County Code 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)

Service 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 – in place

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

Roads facilities (Section 5.32.D.3.f, LDR)
Findings – positive evaluation
Source - Engineering Department
Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, 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 - in place
Source - Growth Management Department
Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)
Findings - in place
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:

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

Item #6:

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

Item #7:

One (1) copy 24" x 36" of the approved site plan.

Item #8:

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #9:

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 #10:

Original of the construction schedule.

Item #11:

Two (2) originals 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 #12:

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 #13:

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

Item #14:

One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

All state and federal permitting is the responsibility of the applicant.

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: | \$8,750.00 | \$8,750.00 | \$0.00 |
| Inspection Fees: | \$4,160.00 | | \$4,160.00 |
| Advertising fees*: | TBD | | |
| Recording fees**: | TBD | | |
| Impact fees***: | TBD | | |

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

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

*** Impact fees are due at building permit issuance.

X. General application information

Applicant: SA Recycling
Mark Sweetman
2411 North Glassell Street
Orange, CA 92865
714-632-2055

Agent: McCarty & Associates Land Planning & Design LLC
Mike McCarty
309 SE Osceola Street
Stuart, FL 34996
772-341-9322

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