



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. *Application Information*

#### ATLANTIC RIDGE PRESERVE STATE PARK FINAL

Applicant:	Florida, State of/TIITF - So Fl Water Management District
Property Owner:	Florida, State of/TIITF - So Fl Water Management District
Agent for the Applicant:	Chastain Skillman Inc., Douglas D. O'Laughlin, P.E.
County Project Coordinator:	Harry King, Principal Planner
Development Review Administrator:	Nicki van Vonno, AICP, Growth Management Director
Project Number:	A055-003
Application Type and Number:	D001 200900063
Date Application Submitted:	02/26/2009
Date of Initial Staff Report Released:	04/06/2009
Date Teleconference Coordination:	04/10/2009
Date Applicant Responds:	04/22/2009
Date Final Staff Report Issued:	05/08/2009
Development Order Notice Run:	05/13/2009
Report Number:	A055-003 Atlantic Ridge Preserve State Park Maintenance Facility 05-08-2009

### B. *Application type*

This is an application for an institutional, minor development site plan.

### C. *Project description and analysis*

This is an application for an institutional, minor development final site plan. Request is to construct a new maintenance building and pole barn at the Atlantic Ridge Preserve State Park. The location at 8120 SE Paulson Road is south of the SR 76 and Cove Road intersection and east of the South Fort of the St. Lucie River.

This FDEP application is processed as a minor development order to allow the State of Florida to construct a maintenance building and related facilities at an existing disturbed, previously occupied, portion of the Preserve located at the south end of SE Paulson Road. With the responses provided on April 22, 2009, by the consultant to the FDEP all review issues are found to be in compliance with Martin County Land Development Regulations. As a result of the applicant's teleconference coordination with the applicable staff reviewers on April 10, 2009, this final site plan is ready for issuance of the development order by the Growth Management Director.

**D. Staff recommendation**

Staff has reviewed this minor development final site plan application for compliance with the applicable goals, objectives and policies of the Martin County Comprehensive Growth Management Plan, the Martin County Land Development Regulations and the Code of Laws and Ordinances. The staff determination is that this application is in compliance with these laws and ordinances.

Staff finds this application for a minor development order, final site plan, consistent with the Martin County Comprehensive Growth Management Plan, the Martin County Land Development Regulations and the Code of Laws and Ordinances. Staff recommends approval by the County Administrator or his/her designee, subject to the applicant providing those post-approval documents and fees related the administrative processing of conditions of approval.

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

Section	Division or Department	Reviewer	Phone	Assessment
G	Comprehensive Plan	Harry W. King	288-5501	Comply
H	Development Review	Harry W. King	288-5501	Comply
I	Community Planning			N/A
J	Environmental	Darryl DeLeeuw	221-1317	Comply
J	Landscaping	Jean Pessalono	288-5508	Comply
K	Transportation	Bonnie Pointer	288-5927	Comply
L	County Surveyor	Bill Wallace	288-5418	N/A
M	Engineering & Stormwater	Chris Linkiewicz	288-5927	Comply
N	Addressing	Harry W. King	288-5500	Comply
O	Utilities	James Christ	221-2353	Comply
P	Fire Protection	Doug Killane	288-5633	Comply
Q	ADA	Bob Steiner	221-1396	Comply
R	Commercial Design	Edward Erfurt		N/A
R	Electronic file submittal	Emily Kohler	288-5692	Comply
R	Health Department			Comply
R	School Board	J. Lisle Bozeman	219-1200	N/A
R	Property Management	Don Cole	288-5793	N/A
S	County Attorney	Krista Storey	288-5440	N/A
T	Adequate Public Facilities	Harry W. King		Comply

**E. Review Board/Committee action**

This application type is not reviewed by the Local Planning Agency.

This application type is not reviewed by the Board of County Commissioners.

**F. Location and site information**

Parcel number(s) and address:  
 04-39-41-000-000-0016.0-00000 8120 SE Paulson Ave  
 Future land use and zoning:  
     Future Land Use Designation: Rural Residential  
     Zoning District: A-1, Small Farms  
 Nearest major road: Public Open Space  
 Census Tract: NA  
 Commission District: 4

Community redevelopment area: Not Applicable  
Municipal taxing district: Not Available  
Planning area: SR 76 Corridor and South County  
Storm surge zone: Not Available  
Traffic analysis zone: 42  
Gross area of site: 1 acre  
Non-residential gross floor area: 3,050 square feet  
Pre-construction developed area: 1 acre  
Adjacent existing or proposed development:  
To the north: Conservation  
To the south: Public Open Space  
To the east: Public Open Space  
To the west: Public Open Space  
Zoning district designations of abutting properties:  
To the north: PS - Public Service  
To the south: PS - Public Service  
To the east: PS - Public Service  
To the west: PS - Public Service  
Future land use designations of abutting properties:  
To the north: Conservation  
To the south: Conservation  
To the east: Conservation  
To the west: Conservation

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

**Unresolved issues:**

**Additional information:**

**Recommendation:**

The Martin County Comprehensive Growth Management Plan, Goal A, Objective 1, Policy a, states: "The County's existing Land Development Regulations shall be revised to conform to all guidelines and standards contained in this Plan.

Staff has reviewed this application and finds that that it complies with the LDR. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

***H. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

**Unresolved issues:**

**Additional information:**

ITEM # 1:

The subject request provides for the consolidation of the existing maintenance facilities at this location that has previously been used for the private-use maintenance operations. The new buildings and pole-barns allow the State of Florida to store items safely.

**Recommendation:**

Martin County shall manage growth and development in a fiscally efficient manner which is consistent with the capabilities of the natural and human systems and which maintains quality of life standards acceptable to its citizens. Each development application shall be consistent with the land development regulations which implement the comprehensive plan goals, objectives, and policies governing land development.

The LDR provide development review procedures to implement the goals, objectives and policies contained in the Martin County Comprehensive Growth Management Plan (Comprehensive Plan).

Pursuant to Section 10.2.F, LDR: 'No development...shall be commenced or undertaken in Martin County that is inconsistent with the Comprehensive Plan, the LDR and the Code... It shall at all times be the applicant's responsibility to demonstrate consistency with the goals, objectives and policies of the Comprehensive Plan, the LDR and the Code.'

Staff has reviewed this application for consistency with the LDR and code implementing Martin County Comprehensive Growth Management Plan goals, objectives and policies and the associated guidelines and standards. Staff finds that this development application is consistent with the applicable land development regulations and recommends approval.

***I. Determination of compliance with the community planning requirements – Growth Management Department***

**Unresolved issues:**

**Additional information:**

Not in a CRA.

**Recommendation:**

Not applicable.

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

ENVIRONMENTAL REVIEW

**Unresolved issues:**

**Additional information:**

**Recommendation:**

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

LANDSCAPING REVIEW

**Unresolved issues:**

**Additional information:**

**Recommendation:**

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

***K. Determination of compliance with transportation requirements - Engineering Department***

**Unresolved issues:**

**Additional information:**

**Compliance with adequate public facilities ordinance:**

ITEM # 1:

This project satisfies the Adequate Public Facilities Standard; it is exempt as it is a development, a development alteration, or an expansion that does not create additional impact on the roadway network (Article 5, Division 2, Section 5.32.D.3.f).

This project will provide the proposed development sufficient services based upon the adopted LOS for road facilities (Article 5, Division 2, Section 5.32.D.3.f). If the road facilities are not in place, no building permits will be issued if construction of the road facilities necessary to service the project is not scheduled to be initiated no later than the third year of the five-year CIE and completed before the end of the fifth year of the adopted CIE.

ITEM # 2:

Mass transit facilities are in place to provide the proposed development with sufficient services based on the adopted LOS for mass transit facilities. (5.32.D.3.g). The application is in compliance with the Adequate Public Facilities standard.

**Recommendation:**

The Engineering Department finds this application in compliance.

***L. Determination of compliance with county, surveyor - Engineering Department***

**Unresolved issues:**

**Additional information:**

No plat is proposed.

**Recommendation:**

Not applicable.

***M. Determination of compliance with engineering, stormwater and flood management requirements - Engineering Department***

**Unresolved issues:**

**Additional information:**

**Compliance with adequate public facilities ordinance:**

**Recommendation:**

Staff has reviewed the application for consistency with general and engineering provisions of the code and the land development regulations. All proposed construction is in accordance with Martin County and/or FDOT standards.

Staff finds that the proposed project is in compliance with the Land Development Regulations. The Engineering Department finds this application in compliance.

***N. Determination of compliance with addressing requirements – Growth Management Department***

**Unresolved issues:**

**Additional information:**

ITEM # 1:

The property owner is responsible for placing site addresses on the front of the structure so that the numbers are plainly visible from the street. Whenever the structure is more than fifty (50) feet from the street line, then the site address must be placed near the driveway of a common entrance, upon a post or mail box, so that it is easily viewed from the street.

Numbers used for residences must be at least three (3) inches in height. The numbers are to be made of a durable material and easily read.

Non-residential structures shall have address numbers at least six (6) inches in height. The address is to be mounted at the individual entry door. The range of addresses is to be placed in a conspicuous position at the right-of-way fronting the development, on either a monument or marquee sign type. Numbers on either type are to be at least six (6) inches in height.

A certificate of occupancy cannot be issued until site addresses are posted in compliance with the Martin County Land Development Regulations, Section 4.76, et. al.

Comments:

The existing address at 8120 SE Paulson Road is continued. Any subsequent change to an address must be approved by the addressing enumerator.

**Recommendation:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan complies with applicable addressing standards and regulations and recommends approval.

***O. Determination of compliance with utilities requirements - Utilities Department***

**WATER AND WASTEWATER SERVICES REVIEW**

**Unresolved issues:**

**Additional information:**

**Compliance with adequate public facilities ordinance:**

**Recommendation:**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service.

***P. Determination of compliance with fire safety and emergency preparedness requirements -  
Emergency Services Department***

**Unresolved issues:**

**Additional information:**

ITEM # 1:

Martin County Code of Laws and Ordinances, Section 15-30, adopts NFPA 1 and NFPA 101 as the county's fire prevention code. This is in accordance with Chapter 633, F.S. All construction, including, but not limited to, fire sprinklers, fire alarms and fire suppression systems, shall be subject to these codes. All documents including specifications and hydraulic calculations are required at the time of the application for a building permit for the property that is the subject of this application for site plan approval. Separate permits may be issued by the Fire Prevention Division.

ITEM # 2:

The following fire suppression water flow is the minimum for the specified use:

Residential

- 500 gpm for Single family homes / duplexes
- 750 gpm for Multi-family 2 story (12 or less units)
- 1,500 gpm for Multi-family (greater than 12 units)

Mercantile / business

- 750 gpm for 3000 square feet or less
- 1,000 gpm for 3000-15,000 square feet
- 1,500 gpm for greater than 15,000 square feet

Industrial / Warehouse / Storage

- 750 gpm for 7000 square feet or less
- 1,500 gpm for greater than 7000 square feet

These are the minimum requirements for the specified uses. Additional water flow may be required to supplement fire sprinkler systems or to support other hazardous uses. The developer is responsible to meet any additional flow requirement beyond that which is within the capacity of the utility provider. [NFPA 1 and NFPA 101]

ITEM # 3:

If land clearing is required on this project, and the vegetation debris is to be burned on the site, a burn permit is required. The burning of debris requires use of an air curtain when the site is within 1/4 mile of a residential area. Any validated complaint will result in requiring the remaining debris to be hauled off-site to an approved landfill or vegetative recycling facility. [Martin County Ordinance #480]

**Recommendation:**

The Fire Prevention Division has determined that the application is in compliance with applicable codes. The fire protection requirements have been met. The Fire Prevention Division has no objection to approval of this application. [Section 10.2.D, LDR]

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

**Unresolved issues:**

**Additional information:**

**Recommendation:**

The General Services Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act and Florida Accessibility Code requirements.

***R. Determination of compliance with Commercial Design, Electronic file submittal, Martin County School Board, Martin County Health Department, and Property Management requirements***

**Unresolved issues:**

**Additional information:**

**Recommendation:**

HEALTH DEPARTMENT

The application for site plan approval will meet all health department standards for potable water quality and wastewater disposal. The Health Department staff has reviewed this application for compliance with Florida Statutes and Martin County code and has no objection to the site plan approval subject to the processing of the septic tank permit.

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

**Unresolved issues:**

**Additional information:**

**Recommendation:**

Not applicable to this type of application.

***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

ITEM # 1:

The following is a summary of the review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption (Article 5, LDR) for development and alterations or expansions to approved developments that do not create additional impacts on public facilities:

Potable water facilities

Service provider - Exempted

Source - Utilities Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider - Exempted

Source - Utilities Department

Reference - see Section O of this staff report

Solid waste facilities

Findings - Exempted

Source - Growth Management Department

Stormwater management facilities

Findings - Exempted

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings - Exempted

Source - Growth Management Department

Roads facilities

Findings - Exempted

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings - Exempted

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings - Exempted as not creating additional impacts to public services

Source - Growth Management Department

Reference - see Section P of this staff report

Development that does not create additional impact on public facilities includes:

A. Additions to nonresidential uses that do not create additional impact on public facilities;

B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;

C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;

D. Boundary plats which permit no site development.

Exempted development will be treated as committed development for which the county assures concurrency.

### ***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:

The Requirements List showing all the documents which must be submitted for the post approval process. These documents should be submitted in the order shown on the list.

ITEM # 2:

A check made payable to Martin County Board of County Commissioners.

ITEM # 3:

The applicant is responsible for all recording costs. Growth Management 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:

Ten (10) copies 24" x 36" of the approved site plan.

ITEM # 5:

Original approved site plan on Mylar or other plastic, stable material.

ITEM # 6:

One (1) digital copy of site plan in AutoCad 2006 or 2007 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:

Two (2) originals of the Cost Estimate signed and sealed by the Engineer of Record licensed in the State of Florida.

ITEM # 9:

Original of the Engineer's Design Certification signed and sealed by the Engineer of Record licensed in the State of Florida.

**V. 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 fees:	8,750.00	8,750.00	.00
Site compliance fees:	.00	.00	.00
Hauling road damage:	.00	.00	.00
Evacuation fees:	.00	.00	.00
Miscellaneous fees:	.00	.00	.00
Mandatory impact fees:	.00	.00	.00
Non-mandatory impact fees:	.00	.00	.00

**W. General application information**

Applicant: Florida, State Of/TIITF - So Fl Water Management District  
Po Box 24680 3301 Gun Club Road  
West Palm Beach, FL 33416-4680  
561-686-8800

Agent: Chastain Skillman Inc.  
Douglas D. O'Laughlin, P.E.  
363 US 27 South P. O. Box 7036  
Sebring, Fl 33870  
863-382-4160

**X. Attachments**

- A. Application filed February 25, 2009.
- B. Applicant's response provided April 22, 2009.