



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

**CERTIFICATE OF PUBLIC FACILITIES
RESERVATION EXTENSION
APPLICATION STAFF REPORT**

A. Application Information

RIO RIDGE

Applicant and property owner:	Pamela Busha, Macbush, Inc.
County project coordinator:	Joseph Banfi, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project number:	R087-003
Application type and number:	D018 200900121
Date complete application received:	April 21, 2009
Date application transmitted for review:	April 22, 2009
Date of this staff report:	May 13, 2009
Joint Applicant/Staff Workshop meeting date:	TBD
Report number:	R087-003 Staff Report May 13, 2009

B. Application type

This is an application for an extension of a Certificate of Public Facilities Reservation for the approved Rio Ridge Final Site Plan.

C. Project description and analysis

In addition to this application the applicant has submitted, pursuant to Section 10.14.F, Development Review Procedures, Land Development Regulations, Martin County Code, an application for a onetime administrative 3-year timetable extension for the Rio Ridge Final Site Plan which received approval from the County on June 28, 2006.

The current timetable requirement for the Final Site Plan requires all permits to be obtained by June 28, 2007 and requires all construction work to be completed by June 28, 2008. The 3-year timetable extension request for the Final Site Plan will change these dates as follows:

Timetable	Current Requirement	Requested Requirement
Obtain permits	June 28, 2007	June 28, 2010
Complete construction	June 28, 2008	June 28, 2011

The 3-year administrative timetable extension cannot and will not extend the Certificate of Public Facilities Reservation for the project.

When the Rio Ridge Final Site Plan received approval from the County on June 28, 2006 a Certificate of Public Facilities Reservation was also approved for a 2 year period to June 28, 2008. The original development order with the Certificate of Public Facilities Reservation expired on June 28, 2008. The expiration of the development order for the Final Site Plan including the Certificate of Public Facilities Reservation caused a halt to the development activities on the property. The approval of the 3-year timetable extension and an extension to the Certificate of Public Facilities Reservation is required before construction on the property can resume. The subject of this application is a request for a 3-year extension to the Certificate of Public Facilities Reservation for the Rio Ridge project.

Procedurally, the 3-year timetable extension must be approved before a final action can be taken on the application for a Certificate of Public Facilities Reservation extension.

D. Staff recommendation

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	Joseph Banfi	288-5501	Comply
G	ARDP	Samantha Horowitz	288-5664	N/A
H	Development Review	Joseph Banfi	288-5501	Comply
I	Community Planning	Administrator	288-5495	N/A
J	Environmental	Darryl DeLeeuw	221-1317	Comply
J	Landscaping	Jean Pessalono	288-5508	N/A
K	Transportation	Bonnie Pointer	288-5927	Comply
L	County Surveyor	Bill Wallace	288-5418	N/A
M	Engineering and Stormwater	Chris Linkiewicz	288-5927	Non-Comply
N	Addressing	Joseph Banfi	288-5500	N/A
O	Utilities	James Christ	221-2353	Comply
P	Fire Protection	Doug Killane	288-5633	N/A
Q	ADA	Bob Steiner	221-1396	N/A
R	Commercial Design	Edward Erfurt	288-5908	N/A
R	Electronic File Submittal	Emily Kohler	288-5692	N/A
R	Health Department	Robert Washam	221-4090	N/A
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	Joseph Banfi	288-5501	N/A

E. Review Board/Committee action

The review of this application by the Local Planning Agency or the Board of County Commissioners is not required. Final action on this application will be taken by the Growth Management Director.

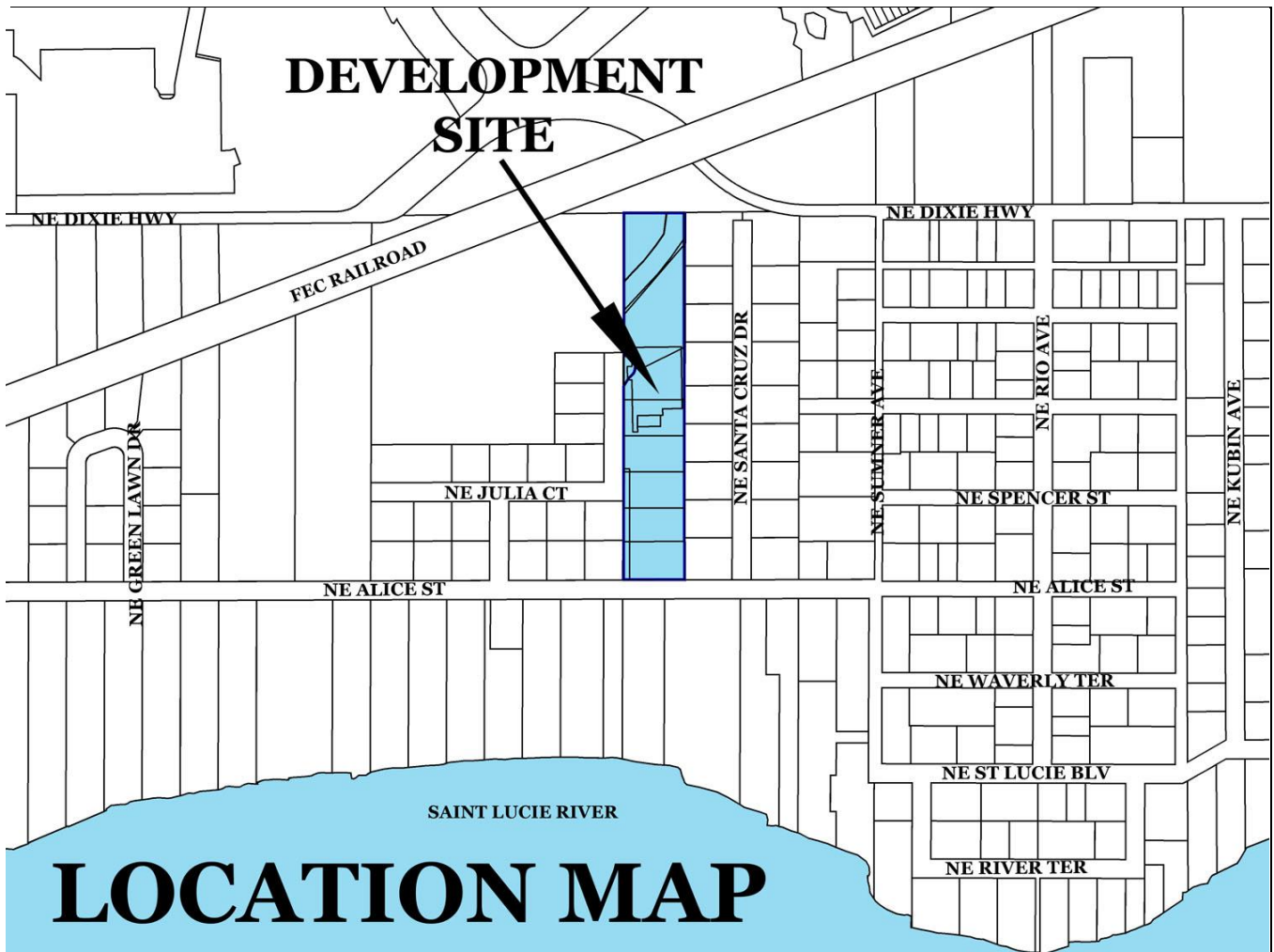
F. Location and site information

General information related to the subject site

Location: North side of Alice Street in Rio.
Parcel number: 33-37-41-000-000-0054.1-00000
Commission District: 1
Community Redevelopment Area: Rio
Municipal Taxing District: Northern MSTU
Planning Area: North County
Traffic Analysis Zone: 11

General information about the development

Area: 3.54 acres
Use(s): 6 single family lots
Zoning: R-1, Single Family Residential District
Future Land Use: Low Density (up to 5 units/acre density)



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

Unresolved issues:

Additional information:

Recommendation:

There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application.

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

Unresolved issues:

Additional information:

Recommendation:

There are no unresolved land use, site design standards, zoning, and procedural requirements issues associated with this application.

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

N/A

Unresolved issues:

Additional information:

Recommendation:

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

N/A

Unresolved issues:

Additional information:

Recommendation:

K. Determination of compliance with transportation requirements - Engineering Department

Unresolved issues:

Additional information:

Compliance with adequate public facilities ordinance:

Recommendation:

Part 2: Amendment to Article 5, Adequate Public Facility Standards, Section 5.32, Regulatory Program To Ensure Adequate Public Facilities,

Section 5.32.D.8.c. 2007 Market Condition Extension

- (1) A project whose time periods are extended pursuant to Section 10.14.F.1. or 10.14.F.2., LDRS, shall be eligible to obtain a Certificate of Public Facilities Reservation ("Certificate"), or extend an existing Certificate, for the duration of the extended timetable for development upon a demonstration of available capacity pursuant to this Article 5. Expiration of an existing Certificate for a project extended herein shall not void the master site plan or final site plan approval for that project if such approval otherwise remains valid pursuant to all applicable code requirements, however no further development shall occur after the expiration of the Certificate until sufficient capacity has been demonstrated and an extension to the Certificate is issued as provided herein. An extension to a Certificate is not an extension of any other development order.
- (2) The extension granted herein is in addition to and not in lieu of any extensions to a Certificate of Public Facilities Reservation as the same may be authorized pursuant to the table set forth in Section 5.32.D.4.a.(1).
- (3) A FEE FOR THE EXTENSION REQUEST SHALL BE ESTABLISHED IN ACCORDANCE WITH THE ADOPTED DEVELOPMENT REVIEW FEE SCHEDULE AS ESTABLISHED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS AS MAY BE AMENDED FROM TIME TO TIME.

A SEPARATE APPLICATION WITH A REVISED TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED SINCE THIS APPLICATION DOES NOT EXTEND THE ADEQUATE PUBLIC FACILITIES RESERVATION.

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

N/A

Unresolved issues:

Additional information:

Recommendation:

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

Unresolved issues:

Please demonstrate that the applicant has provided surety for completion of infrastructure that runs concurrently with the time extension requested.

Additional information:

Compliance with adequate public facilities ordinance:

Recommendation:

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

N/A

Unresolved issues:

Additional information:

Recommendation:

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.

WELLFIELD AND GROUNDWATER PROTECTION REVIEW

Unresolved issues:

Additional information:

Recommendation:

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.

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

N/A

Unresolved issues:

Additional information:

Recommendation:

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

N/A

Unresolved issues:

Additional information:

Recommendation:

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

N/A

Unresolved issues:

Additional information:

Recommendation:

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

N/A

Unresolved issues:

Additional information:

Recommendation:

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

N/A

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 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.

V. Fees

Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance due:</i>
Application fees*	\$2,950.00	\$2,950.00	\$0.00

* These application fees include the processing for the concurrent application for a 3-year timetable extension for the same project.

W. General application information

Applicant and property owner:	Pamela Busha, Macbush, Inc. 10 Palm Court Stuart, FL 34996 772 528-2474
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X. Attachments