



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## **1909 POMA MAJOR FINAL SITE PLAN**

Applicant:	1909 Poma LLC (Leilani C. Triana)
Property Owner:	1909 Poma LLC
Agent for Applicant:	Mathers Engineering Corporation (William Mathers P.E.)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P102-077
Record Number:	DEV2023020011
Report Number:	2024_0313_P102-077_DRT_STAFF_FINAL
Application Received:	04/18/2023
Transmitted:	04/20/2023
Date of Report:	08/22/2023
Application Received:	01/12/2024
Transmitted:	01/12/2024
Date of Report:	03/13/2024

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administrator Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us?accessibility-feedback](http://www.martin.fl.us?accessibility-feedback).

### *B. Project description and analysis*

This is a request by Mathers Engineering Corporation on behalf of 1909 Poma LLC, for approval of a major final site plan to construct an approximately 1.39-acre stabilized outdoor vehicle and equipment storage area on parcel 12 of the previously approved and platted Seven J's industrial subdivision. The approximately 2.81-acre undeveloped site is located at 1909 SW Poma Drive in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

The Future Land Use is Industrial with General Industrial zoning. The proposed use is classified as vehicular sales and service, due to the storage of vehicles, and this specific use is classified as a major development in article 10 of Martin County Land Development Regulations.

**C. Staff recommendation**

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

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Non-Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
O	Wellfields Review	James Christ	772-320-3034	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Pending

**D. Review Board action**

This application meets the threshold requirements for processing as a major development. 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.

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.

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: 073840001000001200  
 Address: 1909 SW Poma Drive in Palm City  
 Existing zoning: General Industrial  
 Future land use: Industrial  
 Nearest major road: SW Martin Highway  
 Gross area of site: 2.81 acres

**Table 1: Abutting Properties Details**

Direction	Development	Future Land Use	Zoning
North	Manufacturing	Industrial	General Industrial
South	Undeveloped	Industrial	General Industrial
East	Undeveloped	Industrial	General Industrial
West	Undeveloped	Industrial	General Industrial

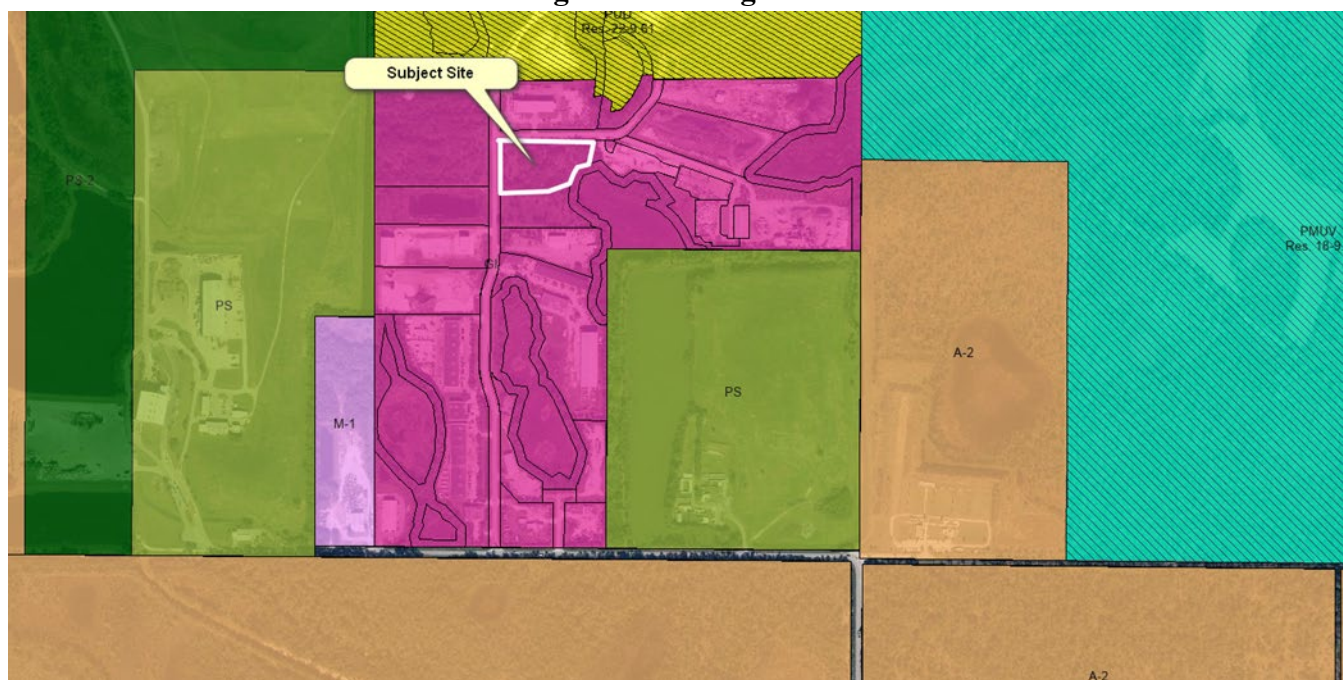
**Figure 1: Location Map**



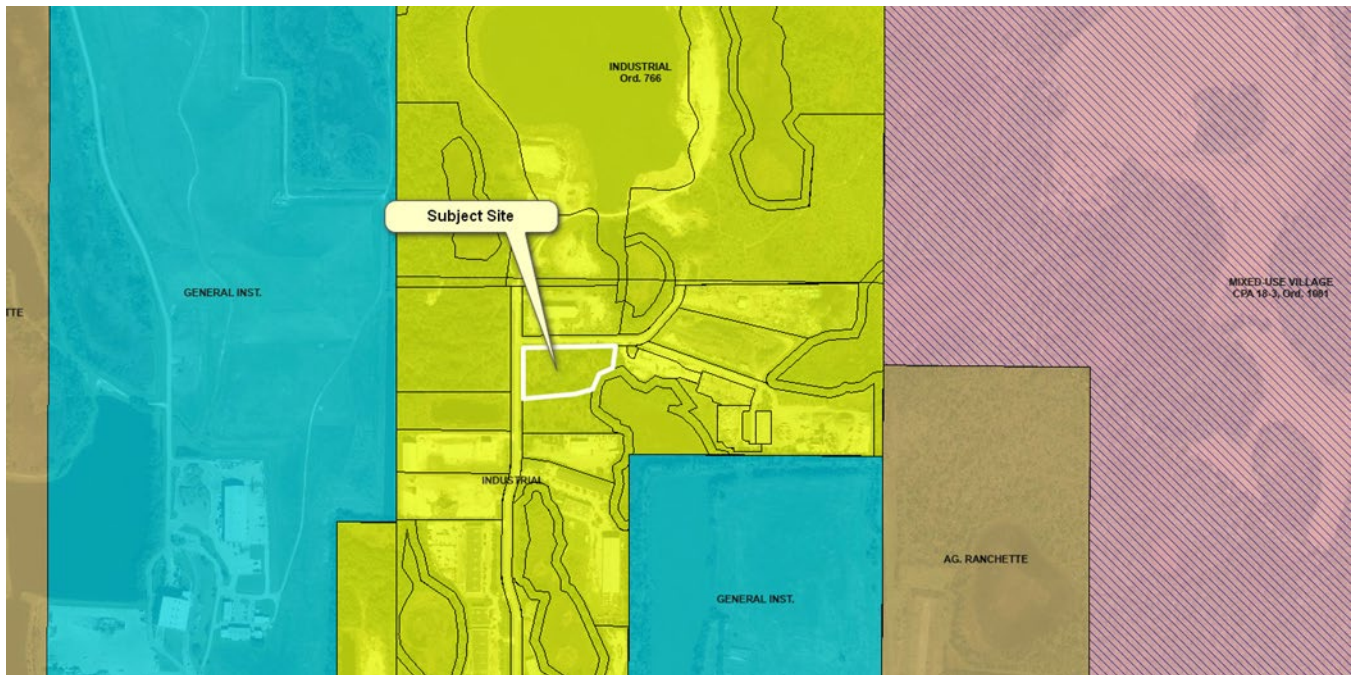
### Figure 2: Subject Site 2021 Aerial



### Figure 3: Zoning Atlas



**Figure 4: Future Land Use Map**



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

**Unresolved Issues:**

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

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

**Unresolved Issues:**

**Item #1.**

**TITLE BLOCK**

1. In the title block where the project name is listed “1909 Poma” replace with “Seven J’s Subdivision Parcel 12, 1909 Poma”.

**Item #2.**

**SITE PLAN GRAPHICS**

1. Provide a fence detail.

**Information #1:**

***Notice Of Public Hearing:***

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

mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

**Information #2:**

***Land Clearing***

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019).

***H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department***

**Commercial Design**

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

**Community Redevelopment Area**

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

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

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.

**INFORMATIONAL COMMENT:**

After a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

## Landscaping

### Unresolved Issues:

#### Item #1.

1. Perimeter Vua Requirements-Non-Res Sites
2. Interior Vua Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR].

In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.

#### Remedy/Suggestion/Clarification:

1. Landscape data states that perimeter VUA is 890 lf. Measurement of VUA perimeter seems to equal 1020 lf+, requiring 34 trees.
2. Due to the proposed use of this site, required interior vehicular use area trees and planting areas can be established around the perimeter of the site as shown. However, since 2" trees have been specified, each 5000 sf of the 60,550 sf of pavement requires planting of 3 trees for a total of 36 trees.

Please correct the landscape data table.

#### Item #2.

##### LANDSCAPE NATIVE TREE PROTECT & SURVEY

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. The development activity shall 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.

#### Remedy/Suggestion/Clarification:

The response letter and tree disposition table indicate that 3 trees are proposed to be protected; these trees are not shown on the landscape plans or the construction plans. Please identify locations and provide for tree protection barricades.

#### Item #3.

##### CONSTRUCTION STANDARDS - TREE PROTECTION

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

#### Remedy/Suggestion/Clarification:

Provide construction details for the installation of tree protection barricades as appropriate. All barricades must be maintained intact for the duration of construction.

**Item #4.**

LANDSCAPING ADJACENT TO UTILITIES

**Remedy/Suggestion/Clarification:**

Since sufficient area exists, please establish shrub material outside of the utility easements. It is also recommended that the proposed fence be installed at the edge of the storage area to prevent storage overflows into the landscaped areas.

**Item #5.**

PRESERVE AREA INTERFACE REQUIREMENTS

The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.

Where an applicant demonstrates that connection of stormwater management systems to a preserve area interface is impractical due to requirements in Article 4, Division 9 or other documentation as approved by the Growth Management Department Director, alternative compliance to this section may be provided. At a minimum, the stormwater management systems will be required to be planted exclusively with native plant material, as described above.

**Remedy/Suggestion/Clarification:**

At a minimum the retention area in the northeast corner must be planted with native understory vegetation.

Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

### **Findings of Compliance:**

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 - 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 Services Division***

### **Unresolved Issues:**

#### **Item #1.**

##### **RIGHT-OF-WAY IMPROVEMENTS**

1. As previously stated, provide additional details for drainage of the roadside swale. Additional spot elevations shall be added to the bottom of swale along SW Joseph Way. Additionally, Section A/A shows the existing ground elevation at 25.4-feet NAVD88, but the newly graded bottom of swale at 27.45-feet NAVD88. This appears to be a typo. [4.843.D, STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.2]
2. Although sight triangles / sight distances are now shown on the landscape plan, the configuration does not match FDOT Design Manual 212.11 and oak trees appear to be planted within this area. [LDR Section 4.843.F]
3. Informational: The proposed development is subject to the payment in lieu of construction of the required sidewalks along SW Joseph Way. The applicant shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost of construction is \$25 per linear foot for the total length of property fronting SW Joseph Way (520') which equates to \$13,000. [LDR Section 4.843.G]

#### **Item #2.**

##### **STORMWATER MANAGEMENT CONSTRUCTION PLANS**

1. As previously stated, provide additional construction details and grading for the areas around the outfall pipe. The invert is set at 22.00-feet NAVD, but surrounding grades are not provided within the drainage easement at the outfall location.
2. As previously stated, clearly label the location and elevation at which the perimeter containment berm is met on the plan view of the Construction Plans. The berm elevation appears to be met, but the location is not labeled on the plan view.
3. As previously stated, provide a geotechnical report that details the location and depth of the existing hardpan that will need to be removed in conjunction with this project. The Construction Plans should include details for the limits and depth of removal and include details for the fill material. The Geotechnical Report was not included in the submittal per the response to comments.

DEVELOPMENT ORDER CONDITIONS:

1. The proposed development is subject to the payment in lieu of construction of the required sidewalks along SW Joseph Way. The applicant shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost of construction is \$25 per linear foot for the total length of property fronting SW Joseph Way (520') which equates to \$13,000. [LDR Section 4.843.G]
2. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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

**Addressing**

**Findings of Compliance:**

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 / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2024).

**Electronic File Submittal**

**Findings of Compliance:**

The AutoCAD dwg file of the site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

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

**Water and Wastewater Service**

**Findings of Compliance:**

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. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

**Wellfield and Groundwater Protection**

**Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

**Fire Prevention**

**Informational:**

NFPA 1: FIRE CODE -18.2.2.2 ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS.

1. The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.
2. All electric gates and barrier arms entering a Martin County Community and gated Commercial property are required to install a radio transceiver system ( [www.click2enter.net](http://www.click2enter.net)) and an electric key switch ([www.knoxbox.com](http://www.knoxbox.com))
3. Martin County Fire Rescue utilizes the Knox Access system. [www.knoxbox.com](http://www.knoxbox.com)
4. Click2enter Inc. [www.click2enter.net](http://www.click2enter.net)
5. If non-electric gate is proposed a Knox padlock will be required
6. Contact the Fire Prevention office at (772)288-5633 for information.

**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***

No vertical construction or parking facilities are being proposed as part of this application; therefore, staff review for compliance requirements associated with this area of regulations is not applicable.

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

**Martin County Health Department**

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

## **Martin County School Board**

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

### ***S. Determination of compliance with legal requirements – County Attorney’s Office***

Review ongoing.

### ***T. Determination of compliance with adequate public facilities requirements – responsible departments***

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, 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 - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

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

Sewer provider - Martin County

Findings - positive evaluation

Source – Martin County Utilities

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

Source - Engineering Services 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 facilities (Section 5.32.D.3.f, LDR)

Findings - pending

Source – Engineering Services Department

Reference - see Section M of this staff report

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

Findings - positive evaluation

Source - Engineering Services Department

Reference - see section L 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 - positive evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

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

#### ***U. Post-approval requirements***

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

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

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.

Item	Description	Requirement
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Unity of Title	Original 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.
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
10.	Cost Estimate	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.
11.	Engineer's Design Certification	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	Description	Requirement
12.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

#### ***V. Local, State, and Federal Permits***

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

#### ***W. Fees***

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

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

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

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

\*\*\*Impact fees are required at building permit.

#### ***X. General application information***

Applicant: 1909 Poma LLC  
Leilani C. Triana  
4669 SW Citrus Boulevard  
Palm City, Florida 34990  
772-408-3830  
Leilani\_Triana@yahoo.com

Owner: 1909 Poma LLC  
Leilani C. Triana  
4669 SW Citrus Boulevard  
Palm City, Florida 34990  
772-408-3830  
Leilani\_Triana@yahoo.com

Agent: Mathers Engineering Corporation  
William J. Mathers, P.E.  
2431 SE Dixie Highway  
Stuart, Florida 34996  
772-287-0525  
holly@mathersengineering.com

Engineer of Record: Mathers Engineering Corporation  
William J. Mathers, P.E.  
2431 SE Dixie Highway  
Stuart, Florida 34996  
772-287-0525  
holly@mathersengineering.com

## ***Y. Acronyms***

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Waste Water Service Agreement

## ***Z. Attachments***