



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

CHRIST FELLOWSHIP CHURCH REVISED MINOR FINAL SITE PLAN

Applicant:	Christ Fellowship Church, Inc. Leo Abdella
Property Owner:	Christ Fellowship Church, Inc.
Agent for the Applicant:	Cotleur & Hearing, Daniel T. Sorrow
County Project Coordinator:	Paul Schilling, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	C148-006
Application Type and Number:	D051 201600163
Report Number:	2016_1102_C148-006_DRT_Staff_FINAL
Application Received:	06/16/2016
Transmitted:	06/21/2016
Date of Report:	08/30/2016
Joint Workshop:	09/01/2016
Resubmittal Received:	09/15/2016
Transmitted:	09/15/2016
Date of Report:	11/02/2016

B. Project description and analysis

Request for revised final site plan approval for additional parking areas to serve the church congregation. The subject site is approximately 321 acres located along the east side of Pratt Whitney Road between Bulldog Way and South Fork High School. A request for a certificate of public facilities exemption is included with this application.

The property originally received a minor development final site plan approval on December 11, 2013 for a place of worship project consisting of a 30,502 sq. ft. worship center, a 17,540 sq. ft. worship center annex and two (2) 800 sq. ft. pavilions, a total of 49,642 sq. ft.

An administrative amendment for minor changes to the approved final site plan was approved on November 3, 2015. The amendment authorized the removal of the shell-rock road, two 800 sq. ft. pavilion structures and associated parking.

The current request is for revised final site plan approval for 260 additional parking spaces which would increase the total number of parking spaces from 337 spaces to 597 spaces.

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	Paul Schilling	288-5473	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Paul Schilling	288-5473	Non-Comply
H	Urban Design	Paul Schilling	288-5473	N/A
H	Community Redevelopment	Paul Schilling	288-5473	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjoholm	288-5909	Non-Comply
K	Transportation	Stephanie Piche	223-4858	Comply
L	County Surveyor	Michael O'Brien	288-5418	N/A
M	Engineering	Michelle Cullum	288-5512	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	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Debra McCaughey	219-4941	N/A
Q	ADA	Judy Lamb	221-1396	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5443	N/A
T	Adequate Public Facilities	Paul Schilling	288-5473	Review 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.

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., 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 sought to address non-compliance findings from the initial staff report with its resubmittal dated September 15, 2016. Both the initial staff report and resubmittal are incorporated herein by reference.

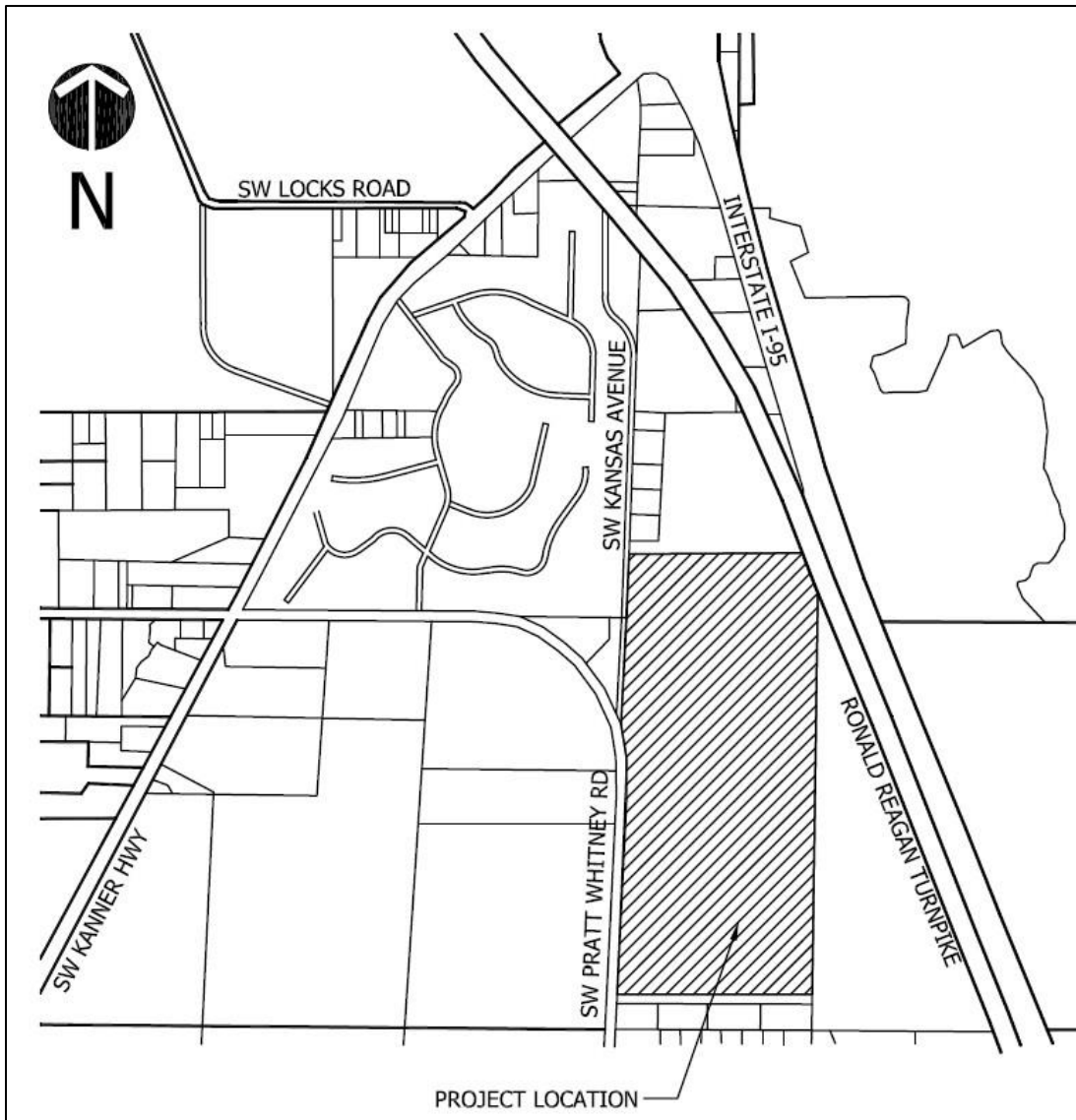
The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review

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

Location:	On the east side of Pratt-Whitney Rd., between Pratt-Whitney Rd. and South Fork High School.
Parcel numbers:	08-39-41-000-015-0002.0-90000 08-39-41-000-015-0003.0-00000 17-39-41-000-001-0000.0-40000 17-39-41-000-002-0000.0-20000 17-39-41-000-007-0001.0-90000 17-39-41-000-008-0001.0-70000 17-39-41-000-008-0002.0-50000
Existing zoning:	RE-2A, Rural Estate District
Future land use:	Rural Density (residential land use with a maximum permitted density of one unit per two acres)
Commission district:	4
Municipal service taxing unit:	Southern
Planning area:	South Mid
Taxing district:	District C
Traffic analysis zone:	91

LOCATION MAP



2016 AERIAL MAP



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:

The applicant acknowledged Item 1 below as part of the resubmittal dated September 15, 2016. However, the items were not provided with the resubmittal.

Item #1:

Option 1 Other Agency Permits

The applicant has elected 'Option 1' regarding Agency permit submittal for review for consistency. No final site plan shall be approved until all applicable local, state, and federal approved permits are submitted and reviewed by the County Administrator. If an application is made to any permitting agency for a modification to a permit that was required to be issued prior to final site plan approval, the application for the permit modification must be submitted concurrently to Martin County. MARTIN COUNTY, FLA., LDR, §10.9.A (2016)

As previously requested, please submit all applicable authorizations prior to final approval of this application.

Additional Information:

Information #1:

Parking Rate Adjustment

Total spaces required = 330

Existing spaces = 337 (274 impervious, 63 grass) Development Order 11-03-15

Current request = addition of 260 spaces

Proposed total spaces = 597 (275 impervious, 21 pervious pavement, 301 grass)

The proposed parking rate increase of 80% requires a parking rate adjustment. As such, the applicant must provide the required information pursuant to Section 4.625. LDR, Martin County, Fla., to document compliance.

The applicant has submitted sufficient information to demonstrate compliance with the parking rate adjustment criteria stated in Section 4.625. LDR, Martin County, Fla.

Information #2:

Land Clearing

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, § 10.8.A (2016)

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

Commercial Design

N/A

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application for consistency with the Martin County Codes for the commercial design requirements of the Land Development Regulations. MARTIN COUNTY, FLA., LDR, § 4.871.B.

Community Redevelopment Area

N/A

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR, Division 6

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

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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

Environmental

Unresolved Issues:

Item #1:

Littoral Planting Requirements

The current bond the county is holding for the existing littoral zone areas expires in July 2016. Section 4.350., LDR, Martin County Fla. (2001) requires bonding for littoral zones to be good for three years. As requested in the previous staff report, please submit a new bond for the existing littoral zones that will expire in July 2018.

Item #2:

General Compliance-Environmental

A bond was required and submitted to cover the wetland restoration activities that were approved with the original final site plan. This bond will expire in July 2016. Section 4.2.G., LDR, Martin County Fla. (2011) requires all wetland restoration activities be bonded for at least two years. As requested in the previous staff report, please submit a new wetland restoration bond that will expire in July 2017.

As previously requested, please contact Shawn McCarthy, the environmental reviewer, at (772) 288-5508 to schedule an inspection of the littoral zone and onsite preserve areas to verify compliance with the approved final site plan and PAMP.

Landscape

Unresolved Issues:

Item #1:

General Landscape Design Standards

Please demonstrate compliance with the following general landscape requirements on the provided plans:

1. Screening materials and landscaping used to screen service function areas shall be consistent with the design of the primary facades
 - a. The location of all trash, recycling and similar receptacles, including dumpsters, shall be screened with an opaque, six-foot-high masonry wall or fence. A hedge shall be installed around the perimeter of this screen. Where possible, dumpsters shall be sited so as not to be visible from public rights-of-way. Opaque gates shall be used to screen trash receptacles from the view of public rights-of-way. (Section 4.663.A.6., LDR)
 - b. Please label the dumpster/enclosure, and other service function areas and provide enough specificity on the landscape and construction plans to demonstrate compliance with these requirements.

Remedy/Suggestion/Clarification:

Where are the dumpsters located? The response letter states that the dumpster location is shown on the Site Plan Sheet 3 of 7; I have not been able to identify the location on the site plan. Please also add this location to the landscape plan.

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 following information shall be provided for trees in the developed area:

1. A tree survey including approximate position of protected trees, protected tree clusters,

landscaping and other vegetation to be preserved or removed.

2. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.
3. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

Remedy/Suggestion/Clarification:

Oak number 117 is shown in one of the interior islands, but also a new oak. A turbidity barrier is indicated near the swale by Tree 102, is there impact to the swale proposed?

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:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and , no use of concrete, paint, chemicals or other foreign substances.
4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

Remedy/Suggestion/Clarification:

The erosion control plan submitted. What protections are being proposed to protect the existing landscaping and protected trees within the areas of current construction proposed? It appears that the silt fence may be going through some of the landscape areas.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

The Traffic Division of the Engineering Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

This revised minor final site plan proposes to convert grassed parking to paved parking. This application 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. MARTIN COUNTY, FLA., LDR, § 5.32 (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

Unresolved Issues:

Item #1:

Off-Street Parking

Sidewalks on the Final Site Plan are inconsistent with sidewalks on the construction plans. Staff previously requested the applicant to remove sidewalks where the sidewalk terminates at a vehicular area without a designated crosswalk. The sidewalks were removed on the construction plans; however they still exist on the Final Site Plan. Remove them from the Final Site Plan.

Item #2:

Stormwater Mgmt Submitted Materials

As previously requested, provide excerpts from the previously permitted ERP #43-01664-P documenting the allowable discharge rate. The Application No. 150203-7 that was provided in the most recent submittal does not support the allowable discharge rate of 29.66 cfs for the entire site. MARTIN COUNTY, FLA., LDR § 4.385.A (2015)

Item #3:

Stormwater Mgmt Pre-Development

The pre-development runoff rate is not acceptable because the excerpts from the previously permitted ERP #43-01664-P Application No.150203-7 that were provided in the Stormwater Report and Calculations do not support the allowable discharge rate for the entire site. An increase to the post development discharge rate for Basin 1 is proposed. Provide documentation from the previous permit that supports the pre-development discharge rate of 29.66 cfs for the entire site.

Item #4:

Stormwater Mgmt Post-Development

In the Drainage Report and Calculations for Basin 1, it was calculated that the volume of runoff in the 5

year 1 day parking lot elevation check is 8.17 acre feet. When referring to the stage storage calculations for Basin 1, 8.14 acre-feet is met around 16.30' NAVD; therefore the minimum elevation for the pervious parking is not met. The ICPR results and the calculated runoff and stage storage results are conflicting.

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. The church has an existing address that meets all Land Development Regulations in Article 4, Division 17, Land Development Regulations, Martin County, Fla. (2016).

Electronic File Submittal

Findings of Compliance:

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2016)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2016)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2016)

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 the Final Site Plan in compliance with Martin County's requirements for water and wastewater level of service. MARTIN COUNTY, FLA., LDR, Division 6 and 7

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the Final Site Plan in compliance with the Wellfield Protection and Groundwater Protection Ordinances. MARTIN COUNTY, FLA., LDR, Division 5

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

Fire Prevention

Findings of Compliance:

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards. 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.

Additional Information:

Information #1:

Martin County Code of Laws and Ordinances, Section 79.121, adopts NFPA 1 and NFPA 101 as the County's fire prevention code. The Code is to prescribe minimum requirements necessary to establish a reasonable level of fire and life safety and property protection from the hazards created by fire, explosion, and dangerous conditions. 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 in accordance with FS 61G15-32 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.

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

Findings of Compliance:

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

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, Land Development Regulations, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

Martin County School Board

N/A

The Martin County School Board was not required to review this application for consistency with the Martin County Codes regarding school concurrency. MARTIN COUNTY, FLA., LDR §10.1.F.

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

N/A

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

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B, Land Development Regulations, Martin County, Fla. 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. MARTIN COUNTY, FLA., LDR §10.9 (2012)

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:

Post Approval Impact Fees: Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of project approval.

Item #4:

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 #5:

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 #6:

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 #7:

Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches.

Item #8:

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

Item #9:

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

Item #10:

Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #11:

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 #12:

Original of the construction schedule.

Item #13:

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.

V. Local, State, and Federal Permits

The applicant has elected 'Option 1' regarding Agency permit submittal for review for consistency. No final site plan shall be approved until all applicable local, state, and federal approved permits are submitted and reviewed by the County Administrator. If an application is made to any permitting agency for a modification to a permit that was required to be issued prior to final site plan approval, the application for the permit modification must be submitted concurrently to Martin County. MARTIN COUNTY, FLA., LDR, §10.9.A (2016)

Please submit all applicable authorizations prior to final approval of this application.

Item #1:

STORMWATER MGMT PERMITS

South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) Modification must be obtained.

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
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory 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.

X. General application information

Applicant: Christ Fellowship Church, Inc.
Leo Abdella, David B. Lonsberry
5343 Northlake Blvd
Palm Beach Gardens, FL 33418
561-799-7600

Agent: Cotleur & Hearing
Daniel T. Sorrow
1934 Commerce Ln., Suite 1
Jupiter, FL 33458
561-747-6336

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