



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## ***A. Application Information***

### **LOST RIVER COMMERCE CENTER MINOR FINAL**

Applicant:	Lost River Group LLC
Property Owner:	Lost River Group LLC
Agent for the Applicant:	C. Calvert Montgomery & Associates Scott T. Montgomery, P.E.
County Project Coordinator:	Deanna Freeman, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	L075-002
Application Type and Number:	D001 201500027
Report Number:	2015_0303_L075-002_Staff
Application Received:	01/29/2015
Transmitted:	02/05/2015
Internal Staff Report:	03/05/2015
Joint Workshop:	03/12/2015

## ***B. Project description and analysis***

This is an application for a commercial, minor final development site plan to accommodate an office, warehouse and retail development. The 2.03 acre vacant property is located near the southerly end of S.W. Lost River Road close to I-95 and accross from Hapatiokee Regional Park.

The applicant is requesting approval of a project consisting of 18,227 square foot of commercial building to accommodate 6,264 s.f of retail use, 1,386 square feet of office use, 8,482 square foot of warehouse use and 2,095 square feet of storage within a two story building. Forty three parking spaces are proposed to be provided with two of the parking spaces intended to accommodate a 2,248 square foot future expansion. The inclusion of the additional two spaces has triggered a requirement for a parking rate adjustment to be submitted and approved as part of the development application. The area identified for a future expansion of the proposed buildings is not the subject of the site plan approval. The future expansion would require a request to revise the final site plan at the time the expansion is needed. Alternatively, the applicant is advised to incorporate the additional warehouse square footage within the timetable for development as per the parameters of Article 10, with building permit approvals being issued within 1 year of the development order and construction completed within two years of the issuance of the development order.

The project has been designed to include facilities for connection with Martin County Utilities water and wastewater systems located within the frontage of Lost River Road right of way. A request for Adequate Public Facilities Reservation was included in the application submittal materials.

The applicant is asked to address the unresolved issues provided in the staff report prior to final action on the project at the staff level as a minor development application

### **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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Deanna Freeman	219-4923	Pending
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Deanna Freeman	219-4923	Non-Comply
H	Urban Design	Edward Erfurt	288-5908	Non-Comply
H	Community Redevelopment	Edward Erfurt	288-5908	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	Non-Comply
K	Transportation	Lisa Wichser	288-5927	Non-Comply
L	County Surveyor	Michael O'Brien	288-5418	N/A
M	Engineering	Aaron Stanton	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	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Non-Comply
P	Emergency Management	Debra McCaughey	219-4941	Pending
Q	ADA	Bob Steiner	221-1396	Comply
R	Health Department	Todd Reinhold	221-4090	Pending
R	School Board	Garret Grabowski	219-1200	N/A
S	County Attorney	Krista Storey	288-5443	N/A
T	Adequate Public Facilities	Deanna Freeman	219-4923	Review Pending

### **D. Review Board action**

Review and final action of the proposed revision to the approved minor master/final site plan does not require any Board action. At a time when the review comments indicate a comply status response from all of the Development Review team, a development order will be issued as per the provisions of Article 10.3.A. and 10.11.C of the LDR.

### **E. Location and site information**

Parcel number(s) and address:	05-39-41-000-010-00040-0 & 05-39-41-000-010-00040-0
Existing Zoning:	General Commercial (GC)
Future land use:	Commercial General
Nearest major road:	I-95
Census tract:	Not Applicable
Commission district:	4
Community redevelopment area:	Not Applicable

Municipal service taxing unit: District 4  
Planning area: South County  
Storm surge zone: Not Available  
Taxing district: Not Available  
Traffic analysis zone: Not Available  
Gross area of site: 2.03 acres  
Non-residential gross floor area: 18,227 square feet  
Pre-construction developed area: 0

Adjacent existing or proposed development:

To the north: Vacant  
To the south: Right of way and  
To the east: Hapatiooke Regional Park  
To the west: I-95

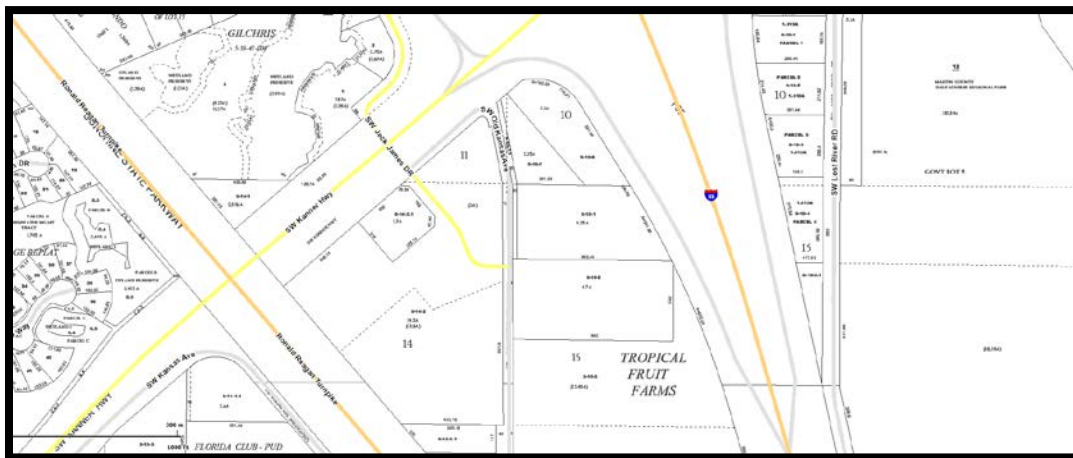
Zoning district designations of abutting properties:

To the north: GC, General Commercial  
To the south: Right of way and PR, Public Recreation  
To the east: PR, Public Recreation  
To the west: I-95

Future land use designations of abutting properties:

To the north: General Commercial  
To the south: Right of way and Recreational  
To the east: Recreational  
To the west: I-95

**Location Map**



**Aerial Map**



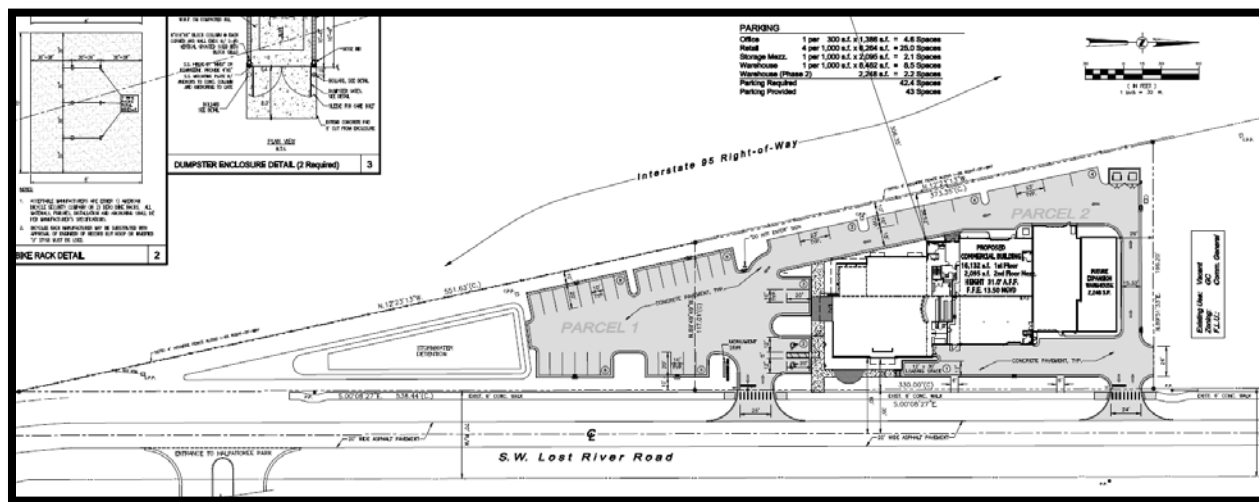
**Future Land Use Map**  
**Subject Property General Commercial**



**Zoning District Designation Map**  
**Commercial General FLU**



## Final Site Plan Extracts



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

#### **Unresolved Issues:**

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 there are outstanding issues to address before a determination of compliance with the LDR may be made.

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

#### **Unresolved Issues:**

##### **Item #1: Parking**

The project must demonstrate compliance with the parking and loading requirements. [Section 4.623 to 4.628, LDR]

#### **Remedy/Suggestion/Clarification:**

Revise the parking data calculations to remove reference to 'Phase 2'. This is not a phased project. Correctly reference the additional parking with the 'Future Expansion Warehouse'.

Factoring the future expansion of the 2,248 square feet of building will trigger the requirement for a parking rate adjustment. This is based on the calculations of parking provided that exceed the parking required thresholds. Please submit a parking rate adjustment based on Section 4.625.A. of the LDR.

## **Item #2: Posting Of Signs**

Not more than ten days after a development application has been determined to be complete, the applicant shall post the property that is the subject of the application. [Section 10.6.B., LDR, MCC]

## **Item #3: Required Permits**

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. [Section 10.11.9.c., LDR, MCC]

## **Item #4: Site Plan**

A complete site plan is required as part of the application. [Section 10.2 and 10.11 LDR, MCC]

### **Remedy/Suggestion/Clarification:**

Provide additional notation on the final site plan to depict the different uses proposed within the building as is depicted in the floor plan details. This will assist at the building permit and business tax license stage in the process with regards to clarity, parking provision and the calculation of impact fees.

The legal description and reference to parcels depict 'Parcel 1' and 'Parcel 2' on the final site plan and survey. The Martin County Property Appraiser information references 'Parcel 4'. Please clarify and ensure the site plan, survey, warranty deed and legal descriptions are all consistent documents.

All free standing signs depicted on the site plan must show size, height, and setback information. Signage must be in area that does not impact visibility for pedestrian, bicycle, or vehicular traffic. The site plan depicts the proposed location of a monument sign. Staff requires setback information regarding the proposed sign, the proposed height and size of the signage. Please also confirm that the proposed location of the sign will not impact visibility of vehicular traffic.

## **Item #5: Timetable Of Development - Final**

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. [Section 10.1 and 5.32, LDR, MCC]

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

### **Urban Design**

### **Unresolved Issues:**

#### **Item #1: Blank Walls Along Primary Façade**

Blank wall areas shall not exceed ten feet in vertical direction and 20 feet in horizontal direction on any

primary facade. Control and expansion joints shall be considered blank wall area unless used as a decorative pattern. Wall areas that are adorned using at least one of the design features set forth in paragraph 2., above, shall not be considered blank wall areas. Walls that are adjacent to a pedestrian arcade shall not be considered blank wall areas. (Section 4.872.C, MCLDR)

**Remedy/Suggestion/Clarification:**

The South Building Elevation includes a blank wall area right of the entrance. An additional minimum architectural feature should be added.

**Item #2: Flat Roofs**

Flat roofs shall:

- 1) Have a parapet of at least 12 inches in height along any primary facade and shall have at least two changes in height of a minimum of two feet along each primary facade;
- 2) Provide a three-dimensional cornice treatment along the entire length of the primary facade. The cornice treatments shall be a minimum of 12 inches in height and have a minimum of three reliefs. (Section 4.872.F, MCLDR)

**Remedy/Suggestion/Clarification:**

A cornice treatment is missing along large portions of the parapet of this building. Additional details need to be provided to demonstrate compliance.

**Item #3: Customer Entrance Patio**

Commercial buildings of more than 10,000 square feet in gross floor area shall provide an outdoor patio area adjacent to the customer entryway of a minimum of 200 square feet in area which provides the following: a. Benches or other seating with structural or vegetative shading; b. Decorative landscape planters. This patio area may be incorporated into a pedestrian arcade that is otherwise in compliance with the requirements of this division 20. (Section 4.872.G, MCLDR)

**Remedy/Suggestion/Clarification:**

Please add a note to the site plan showing the area near the customer entrance that meets this requirement. A bench or seating needs to be included in this area. A detail for the proposed seating should be included in this application.

**Item #4: Prohibited Wall Coverings And Colors**

The following shall not be used as a wall covering on a primary facade:

- 1) Reflective or back-lit panels made of plastic, vinyl, fiberglass or similar materials;
- 2) Unfinished concrete block (i.e., without stucco finish), specifically excepting split-faced block;
- 3) Corrugated metal panels where such material will cover more than 50 percent of the primary facade area.

The following shall not be used on any primary facade:

- 1) Black or florescent colors;
- 2) Back-lit awnings;
- 3) Unshielded florescent lights applied so as to accent the architectural features of a building or structure. (Section 4.872.H, MCLDR)

**Remedy/Suggestion/Clarification:**

Please add a note to Sheet A-2.01 stating compliance.

**Item #5: Bicycle And Pedestrian Amenities**

Bicycle and pedestrian amenities shall be provided as determined by the square footage of buildings on the site.

10,000-50,000 sq ft of GFACD requires 1 bike rack and 1 bench

These amenities may be incorporated into a pedestrian arcade or similar feature that otherwise meets the requirements of this division 20. Bicycle racks shall be provided within 50 feet of any customer entrance. The design of all amenities shall be of durable, long-lasting materials, consistent with the design of the principal structures on site and principles found in Bicycle Facilities Planning and Design Handbook (State of Florida, Department of Transportation, 1997). Benches shall not be less than six feet in length and shall have either structural or vegetative shading. Required bike racks shall be the inverted "U" type and shall be designed to store a minimum of six bicycles each. (Section 4.873.B, MCLDR)

**Remedy/Suggestion/Clarification:**

A detail for the bicycle parking has been provided, but the location is not included on the site plan. A detail of the required bench needs to be provided, and the location needs to be noted on the site plan.

**Item #6: Service Function Areas**

Roof-mounted mechanical equipment, including air conditioning units and duct work, when located on a flat roof, shall provide full parapet coverage a minimum of 4 feet in height, or to the highest point of the mechanical equipment, whichever is lower.

All mechanical equipment shall comply with the provisions of article XI, Noise, of Chapter 12, Environmental Control, of the Code of Laws and Ordinances. (Section 4.873.D, MCLDR)

**Remedy/Suggestion/Clarification:**

Staff is unable to determine where the mechanical equipment is located in this application, and not able to determine compliance. Additional information demonstrating compliance is required.

**Item #7: Generic Compliance Issue-Urban Planning**

The final site plan includes a 2,248 square foot future expansion warehouse. This is not reflected in the architectural submission. Additional information needs to be provided as to the intent of this expansion.

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

N/A

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

**Environmental**

**Findings of Compliance:**

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

**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.
- 2) 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).
- 3) 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:**

Label dumpster location and show required hedge. The dumpster location is provided a straight on view from the project entry, can this be better located?. The lift station is shown within the northern VUA landscaping. Also included is a force main. How is conflict to be avoided with preserved and proposed tree plantings?

**Item #2: Perimeter VUA Requirements-Non-Res Sites**

Please demonstrate compliance with the following criteria for perimeter vehicular use areas (Section 4.663.A.4.a., LDR)

- 1) Perimeter tree requirements for vehicular use areas. Provide one tree for each 30 linear feet of required landscape perimeter area, with no less than 75 percent of said trees being shade trees. Creative design and spacing is encouraged, the location(s) of proposed signage should be considered and provided on the plans.
- 2) Vehicle stops or other design features shall be used so that parked vehicles do not overhang into landscape areas.
- 3) Identify sight triangles at all points where an access driveway or roadway intersects a street right-of-way. Plantings in these areas shall not exceed twenty-four inches in height, and criteria shall be provided where appropriate for trees not to obscure visibility or create a traffic hazard in these areas.

**Remedy/Suggestion/Clarification:**

Landscape plans should include dimensions of property lines and widths of landscape areas. Though creative design and spacing of trees is encouraged, perimeter trees can not be more than 60 feet apart. Are wheel stops being proposed to prevent overhang into landscape areas?

**Item #3: 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]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. 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. Trees required to be protected include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater which is located in the perimeter area of any development site. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.
- 2) 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.
- 3) 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.
- 4) 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:**

Tree removal table is not consistent with Page 106 clearing plan. Please review preserved and removed trees and mitigation chart to verify consistency and accuracy.

**Item #4: 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:

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.

**Remedy/Suggestion/Clarification:**

You are proposing to preserve several large oaks within the parking lot. Please explain how these large oaks are to be protected with change of grades and construction of the parking lot. A note shall be added to the plans acknowledging that any tree that is not alive and growing 3 years after all development activity on the site is completed, it shall be removed and replaced with trees as would originally be required. See LDR Section 4.666.D.3

**Item #5: Landscape Material Standards-General**

Please demonstrate compliance with the following requirements (Section 4.664, LDR):

- 1) Ground covers required by this division shall consist of at least 50 percent native species.
- 2) Irrigated turfgrass areas shall be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreation use, provide cover for on-site sewage disposal systems, or provide soil erosion control such as on slopes or in swales; and where turfgrass is used as a design unifier or other similar practical use. Turf areas shall be quantified and identified on the landscape plan.

**Remedy/Suggestion/Clarification:**

Quantify sod areas and type of sod.

**Item #6: Landscape Protection And Maintenance**

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

**Protection of required landscaping.**

Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

**Maintenance of required landscaping.**

- 1) Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall

be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.

- 2) All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
- 3) Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

**Remedy/Suggestion/Clarification:**

Add this required note.

**Item #7: Landscaping Adjacent To Utilities**

Tree species and placement shall be selected so as to minimize conflicts with existing or proposed utilities. The applicant is required to incorporate the following criteria into the landscape design and such criteria shall be noted on the plans for development adjacent to utilities:

- 1) This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place.'
- 2) For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines.
- 3) Large trees [height at maturity of more than thirty (30) feet] shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line.
- 4) Medium height tree [height at maturity between twenty (20) and thirty (30) feet] shall be offset at least twenty (20) feet and small trees [height at maturity of less than (20) feet] require no offset.
- 5) No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average front length plus two (2) feet from power lines.

**Remedy/Suggestion/Clarification:**

The construction plans indicate there are overhead utilities along the east and west property lines. Show all utilities on the landscape plans and review for potential conflicts.

**Item #8: Landscaping Proposed In Easements**

Please provide for compliance with the following for landscaping proposed in easements (ref. Section 4.665.B.6., LDRs):

"Landscaping shall be permitted in easements only with the written permission of the easement holder. Written permission shall specify the party responsible for replacing disturbed landscape areas and shall

be submitted to the County in a form acceptable to the County Attorney. Written permission to plant within easements shall be filed with the land records applicable to the site."

Please provide documentation of justification and cause for consideration of approval of landscaping in required bufferyards that is encumbered by easement and/or utilities. Section 4.663.B.5., LDRs provides that utilities, easements, septic drainfields or other physical improvements shall not be placed in landscape bufferyards, unless approved by the Growth Management Director based on good cause shown.

Provide copies of recorded easements where landscaping is proposed, identifying the easement holder that is to provide the written permissions, as required above.

Provide a note on the Landscape Plan to state that the property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance.

**Remedy/Suggestion/Clarification:**

Are there any utility or other easements on the parcel?

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

**Unresolved Issues:**

**Item #1: Traffic Impact**

The Traffic Impact Analysis does not comply with Article 5, Division 3, Sections 5.63 and 5.64 because:

- 1) The final site plan indicates a second phase of development, which cannot occur with a Final Site Plan. All work must be complete within two years of Final Site Plan approval, therefore, revise the buildout to year 2017.
- 2) Trip generation must be consistent with latest ITE Trip Generation Manual; use ITE Code 826 Specialty Retail Center for the retail use rather than ITE Code 820 Shopping Center. Use the equations for trips generated between 7 am and 9 am and between 4 pm and 6 pm for ITE Code 150 Warehousing.
- 3) Existing volumes and growth rates must be consistent with latest Roadway LOS Inventory Report; the service volumes in Table 3 are inconsistent.
- 4) Project trips must be appropriately distributed on network; the distribution shown in Table 2 differs from Figure 2, specifically, along SE Cove Road.

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

N/A

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

**Unresolved Issues:**

**Item #1: Rights Of Way Improvements**

- 1) The crosswalks at the driveway entrances shall be striped as stop-controlled crosswalks (2 parallel stripes) as described under Engineering Standard Detail R-120C.
- 2) The sidewalk within the right-of-way of SW Lost River Rd. shall continue for the length of the property's frontage along the road.

**Item #2: Off-Street Parking**

- 1) If the Future Expansion Warehouse is to be included in this plan, then two (2) loading spaces of 10'x25' are required per Section 4.626.B.4.b.
- 2) Label the 'Do Not Enter' signs on the Horizontal Control sheet of the construction plans.
- 3) Stripe arrows on the drive aisle on the north side of the building to delineate travel direction for vehicular traffic.

**Item #3: Stormwater Mgmt Submitted Materials**

- 1) The stormwater report was not sealed, only signed.
- 2) The construction plans need to be signed and sealed by the Engineer of Record.

**Item #4: Stormwater Mgmt Pre-Development**

- 1) Provide the pre-development runoff rate for the site.
- 2) Although the correct soil storage calculations were used, the correct soil storage value cannot be verified until the proper pervious/impervious ratio is accepted. See the previous comment regarding the discrepancy in these areas between the stormwater report and site plan data.
- 3) Although the correct water quality calculations were used, the correct water quality value cannot be verified until the proper impervious area is accepted. See the previous comment regarding the discrepancy in this area between the stormwater report and site plan.

**Item #5: Stormwater Mgmt Post-Development**

- 1) Impervious and pervious areas from the stormwater report do not match their same areas on the site plan.
- 2) The applicant must retain the 100-year, 24-hour storm event on site prior to discharge to the swale system in the SW Lost River Rd right-of-way, or provide documentation in the form of a drainage permit from FDOT allowing a certain discharge into the SW Lost River Rd right-of-way.

- 3) The post-development runoff rate of 0.39 cfs cannot be accepted until the pre-development runoff rate is given.
- 4) The 25-year, 72-hour storm stage cannot be accepted until the soil storage value has been accepted. See the prior comment regarding soil storage.
- 5) Clearly call out the minimum perimeter berm elevation around the entire perimeter of the site on the PGD plans.
- 6) The 100-year, 72-hour storm stage cannot be accepted until the soil storage value has been accepted. See the prior comment regarding soil storage.

**Item #6: Stormwater Mgmt Construction Plans**

- 1) There are no slopes or proposed elevations in the middle of the parking lot to delineate flow direction. It appears the middle is flat which could cause ponding afterwards.
- 2) It appears the southern driveway and the adjacent property connecting driveway do not meet the minimum perimeter berm elevation of 12.50 in order to keep the stormwater on site during the 25-year, 72-hour storm event.
- 3) Show on the Land Clearing and Erosion Control Plan, what the temporary detention system will be, along with a workable outfall, if the entire drainage system will not be constructed prior to obtaining a building permit.
- 4) Where are the sections A-4 through E-4 (as called out on the PGD plans) shown within the construction plans?
- 5) The 100-year, 72-hour flood stage calculation was correct, however, the value cannot be accepted until the soil storage value has been accepted. See the previous comment regarding the soil storage.
- 6) Curb inlet S-4 does not have rim, inverts, or bottom information called out on the plans.

**Item #7: Additional Engineering Condition**

The future expansion warehouse shown on the plans must either be able to be constructed within the allowable 2 years from Development Order approval or removed from this plan.

**Additional Information:**

**Information #1:** The wide expanse of pavement in the southern parking area should be reexamined to see if some of this pavement can be eliminated. Staff recommends examining the benefits of a landscape island here or realigning drive aisles to provide more green space.

**Information #2:** Local adoption of the FEMA Flood Insurance Rate Map (FIRM) Series in the federally mandated North American Vertical Datum of 1988 (NAVD88) is forthcoming. The new maps have been adopted by the Board of County Commissioners. Building permit applications are required to be prepared in the new NAVD88 vertical datum. It is possible that a new base flood elevation has been

established on the new Map Series that may impact the potential to obtain flood insurance or affect the rate at which flood insurance may be obtained.

***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.

**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.

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

**Water and Wastewater Service**

**Compliance with Adequate Public Facilities Ordinance:**

Potable water service is to be provided by the Consolidated Utility Water System Treatment plant.

**CONCURRENCY - POTABLE WATER:**

Potable Water Service is to be provided by the Consolidated Utility Water System Treatment Plants. The Service provider is Martin County. Adequate treatment plant capacity currently exists to service the proposed development. [ref. Code, LDR, s.5.32.D.3.a.(1) and (2) Code, LDR, Art.5, Div.2]

**Determination of available capacity:**

Permitted Capacity	18.800 MGD
Maximum Day Flow (Past 12 months)	-12.452 MGD
Projects With Service Agreements	-.521 MGD
Available Capacity	5.827 MGD

Potable Water Treatment Plant Capacity is in place to service the proposed development. Potable water service capacity reservation for this development must be reserved through a Water and Wastewater Service Agreement with Martin County Utilities. [ref. Code, LDR, s.5.32.D.1,2.(a)(b) and (c) Code, LDR, Art.5, Div.2]

Water mains are currently in place and of adequate capacity to service the subject development site. [ref. Code, LDR, s.5.32.D.3.a.(3) and (4) Code, LDR, Art.5, Div.2]

The South Florida Water Management District permitted allocation for potable water facilities is in place. [ref. Code, LDR, s.5.32.D.3.a.(5) and (6) Code, LDR, Art.5, Div.2]

Sanitary sewer service is to be provided by the consolidated system. The service provider is Martin County.

**CONCURRENCY - SANITARY SEWER:**

Sanitary Sewer Service is to be provided by the Consolidated System. The Service provider is Martin County. The interconnected systems of Dixie Park, Martin Downs and Tropical Farms, known as the Consolidated Wastewater System, provides wastewater disposal service to the Martin Downs, Port Salerno and Tropical Farms service areas. [ref. Code, LDR, s.5.32.D.3.b.(1) and (2) Code, LDR, Art.5, Div.2].

Determination of available capacity:

Permitted Capacity	5.900 MGD
Contiguous Three Month Average Daily Flow	-2.827 MGD
Projects With Service Agreements	-0.387 MGD
Available Capacity	2.686 MGD

Sanitary sewer service capacity reservation for this development must be reserved through the execution of a Water and Wastewater Service Agreement with Martin County Utilities. This project is in compliance with the Martin County Code [ref. Code, LDR, s.5.32.D.1,2.(a)(b) and (c), 3.b.(1)(b) and (2) Code, LDR, Art.5, Div.2].

Sanitary Sewer Mains are currently in place and of adequate capacity to service the subject development site. This project is in compliance with the Martin County Code [ref. Code, LDR, s.5.32.D.3.b.(3) and (4) Code, LDR, Art.5, Div.2].

**Unresolved Issues:**

**Item #1: Submit Required Drawings For Review**

The Engineer of Record must submit two sets of water and wastewater construction drawings directly to the Utilities and Solid Waste Department for their review prior to final site plan approval. The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Code, LDR, s.10.2.B.5. Code, LDR, Art.10]

Note: Please be advised, all utility construction drawings must be in accordance with the most current Martin County Minimum Design and Construction Standards.

**Item #2: Must Submit Agreement**

The applicant must submit an executable, final draft water and wastewater service agreement to the Growth Management Department for review by the Legal and Environmental Services departments prior to approval of the final site plan. The 'Water and Wastewater Service Agreement' must be executed and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

## **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.

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

#### **Fire Prevention**

### **Unresolved Issues:**

#### **Item #1: Fire Department Access**

- 1) The project must demonstrate the following fire department access:
- 2) More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access. [NFPA 1, Chapter 18, Section 2.3.3]
- 3) An unobstructed width of not less than 20 feet (6.1 m) [NFPA 1, Chapter 18, Section 2.3.4.1.1]
- 4) An unobstructed vertical clearance of not less than 13 feet 6 inches (4.1 m) [NFPA 1, Chapter 18, Section 2.3.4.1.2].
- 5) Inside turning radii of 25, outside 45, and a cul-de-sac to have a minimum of 100 feet in diameter [NFPA 1, Chapter 18, Section 2.3.4.3.1].
- 6) Dead-end fire department access roads in excess of 150 feet (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around [NFPA 1, Chapter 18, Section 2.3.4.4].
- 7) Cul-de -sacs must have a minimum of 100 feet diameter paved area when the access road dead ends and is in excess of 150 linear feet [NFPA 1].
- 8) Approved fire department access roads provided for every facility, building, or portion of a building hereafter constructed or relocated [NFPA 1, Chapter 18, Section 2.3.1.1]. Fire department access roads consist of roadways, fire lanes, parking lot lanes or a combination thereof.
- 9) A fire department access road shall extend to within 50 feet (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building [NFPA 1, Chapter 18, Section 2.3.2.2].
- 10) Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 m) from the fire department access roads as measured by an approved route around the exterior of the

building or facility [NFPA 1, Chapter 18, Section 2.3.2.2].

**Remedy/Suggestion/Clarification:**

The rear and north access road of the building is to be marked as a fire lane.

**Item #2: Water Source**

- 1) The project must demonstrate the following:
- 2) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction [NFPA 1, Chapter 18, Section 3.1].
- 3) Fire hydrants are to be provided within 250 road-feet of each proposed non-residential and multi-family structure, and 500 road-feet for single-family and duplex residential structures [NFPA 1].
- 4) Hydrants shall be located on the same side of the road as the building being protected unless otherwise approved by the Fire Prevention Office [NFPA 1].
- 5) Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. [NFPA 1, Chapter 18, Section 1.1.2.]

**Remedy/Suggestion/Clarification:**

Your submittal meets the criteria for water supply. An additional hydrant is to be added at the south entrance.

**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 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.

**Information #2:** New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. [NFPA 1, 10.12.1.1] Martin County requires a minimum of 6 inch numbers visible from the road and contrasting from the structure.

**Information #3:** The following fire suppression water flow is the minimum for mercantile/business use:

750 gpm for 3,000 square feet or less

1,000 gpm for 3,000 - 15,000 square feet

1,500 gpm for greater than 15,000 square feet

These are the minimum requirements. 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 requirements beyond that which is within the capacity of the utility provider [NFPA 1 and 2].

**Emergency Preparedness**

Pending

***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**

Pending.

***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 following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider -

Source - Health Department Permit

Reference - see Section O of this staff report

Sanitary sewer facilities service provider -

Source - Health Department Permit Required

Reference - see Section O of this staff report

Solid waste facilities - Comply

Findings -

Source - Growth Management Department

Stormwater management facilities -

Findings - Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities - Not Applicable

Findings - Martin County

Source - Growth Management Department

Roads facilities -

Findings - Martin County

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities -

Findings - Martin County

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities -

Findings - Martin County

Source - Growth Management Department

Reference - see Section P 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: 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.

**Item #14:** 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.

## ***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 the Growth Management Department (GMD), prior to the commencement of any construction. An additional review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

### **Item #1: RIGHT-OF-WAY PERMITS**

The following permits must be submitted prior to scheduling a Pre-Construction meeting:  
FDOT Driveway / Connection Permit

### **Item #2: STORMWATER MGMT PERMITS**

The following permits must be submitted prior to scheduling a Pre-Construction meeting:  
Florida Department of Transportation (FDOT) Drainage Connection Permit

### **Item #3: WATER AND WASTEWATER**

The applicant must provide a copy of all required Department of Environmental Protection permits 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:	\$8,750.00	\$8,750.00	\$0.00
Site Inspection fees:	\$4,160.00	\$0.00	\$4,160.00
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:     Lost River Group LLC  
                  Robert Brewster  
                  7753 SW Ellipse Way  
                  Stuart, FL 34997  
                  772-426-3000

Agent& Engineer:

C. Calvert Montgomery & Associates  
Scott T. Montgomery, P.E.  
P. O. Box 92  
Stuart, FL 34995  
772-287-3636

## **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***