



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### **A. Application Information**

## **STUART JET CENTER HANGAR A REVISED MAJOR FINAL SITE PLAN**

Applicant:	Stuart Jet Center, LLC, Dan Capen
Property Owner:	Martin County
Agent for the Applicant:	Ken Natoli, RLA, AICP, Cuzzo Design Group, Inc.
County Project Coordinator:	Paul Schilling, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	S178-007
Application Type and Number:	D059 201500016
Report Number:	2015_0423_S178-007_DRT_Staff_FINAL
Application Received:	01/21/2015
Transmitted:	01/22/2015
Date of Staff Report:	02/19/2015
Joint Workshop:	02/26/2015
Resubmittal Received:	03/17/2015
Transmitted:	03/18/2015
Date of Staff Report:	04/23/2015

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

Request for a Revised Major Final Site Plan approval for Hangar A on the Stuart Jet Center East Campus. The project site area is approximately 1.04 acres in size and is to include a 23,125 sq. ft. hangar, 3,750 sq. ft. office, associated parking, and a small aircraft ramp area. The site is located on Witham Field property adjacent to SE Thunderbolt Drive and approximately 900 ft. north of SE Aviation Way. The applicant has submitted documentation indicating the intent to design the proposed buildings under green development standards in accordance with Florida Green Building Coalitions (FGBC) commercial building standard requirements. As such, this is an expedited application.

Stuart Jet Center is a 52.1 acre Fixed Base Operator (FBO) leaseholder at Witham Field. The property received Revised Master and Final Site Plan approval by the Board of County Commissioners on April 29, 2008 for the East and West Campus.

The current proposal is consistent with the approved Master/Layout Plan for Witham Field. The PAF (Public Airport Facilities District) zoning and the location within the GA-1 (General Aviation 1 Zone) allows for the proposed development and uses.

Included in this application is a request for a Certificate of Public Facilities Reservation.

**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	Paul Schilling	288-5473	Pending
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Paul Schilling	288-5473	Comply
H	Urban Design	Edward Erfurt	288-5908	N/A
H	Community Redevelopment	Edward Erfurt	288-5908	N/A
I	Property Management	Colleen Holmes	288-5794	Pending
J	Environmental	Shawn McCarthy	288-5508	N/A
J	Landscaping	Karen Sjöhlm	288-5909	Comply
K	Transportation	Lisa Wichser	288-5927	Comply
L	County Surveyor	Michael O'Brien	288-5418	N/A
M	Engineering	Aaron Stanton	288-5512	Comply
N	Addressing	Emily Kohler	288-5692	Non-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	Non-Comply
P	Emergency Management	Debra McCaughey	219-4941	N/A
Q	ADA	Bob Steiner	221-1396	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Garret Grabowski	219-1200	N/A
S	County Attorney	Krista Storey	288-5443	N/A
T	Adequate Public Facilities	Paul Schilling	288-5473	Comply

Staff cannot recommend approval of this application until such time as the unresolved issues identified in Section N and P of this report are complied.

**D. Review Board action**

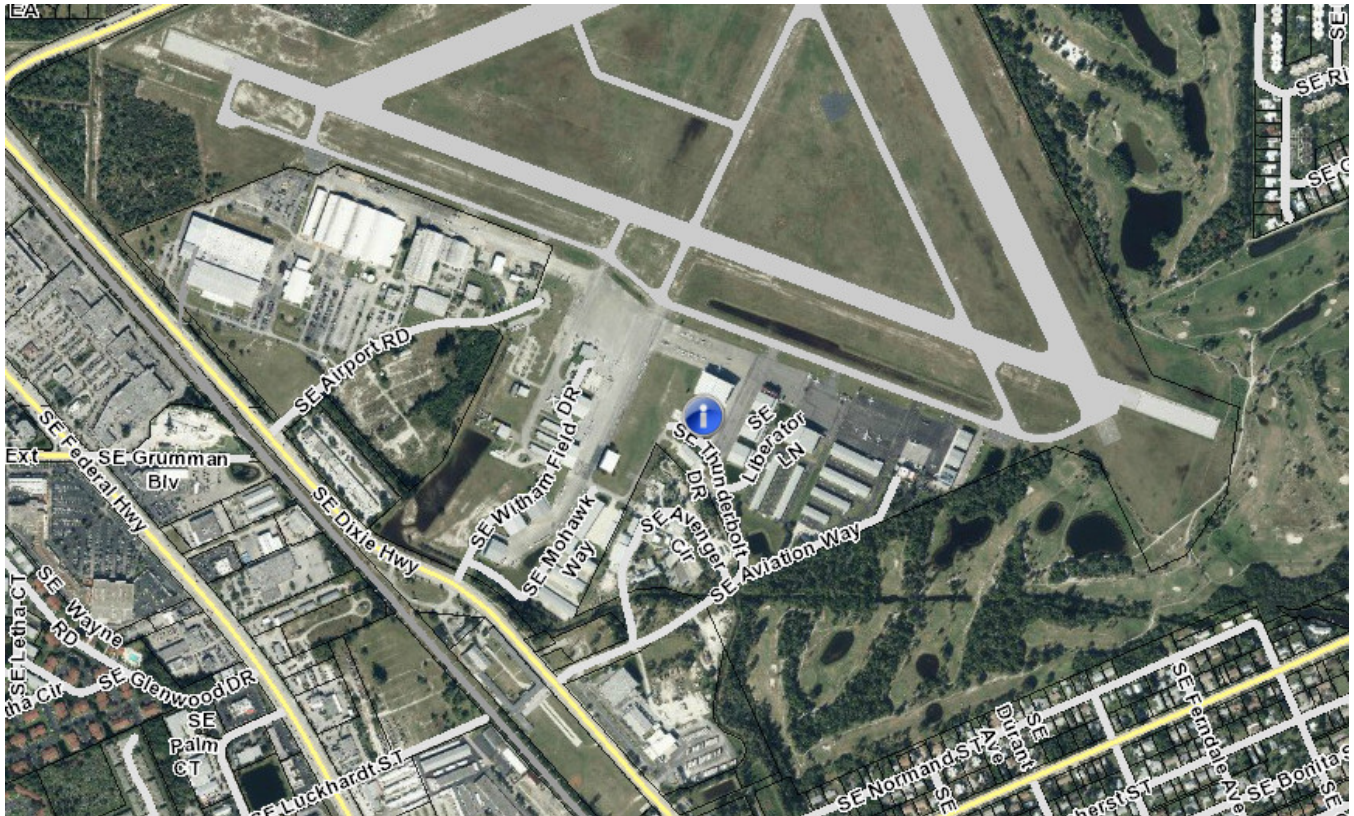
This application is classified as a major development. As such, final action on this request for Revised Final Site Plan approval is required by the Board of County Commissioners at a public meeting.

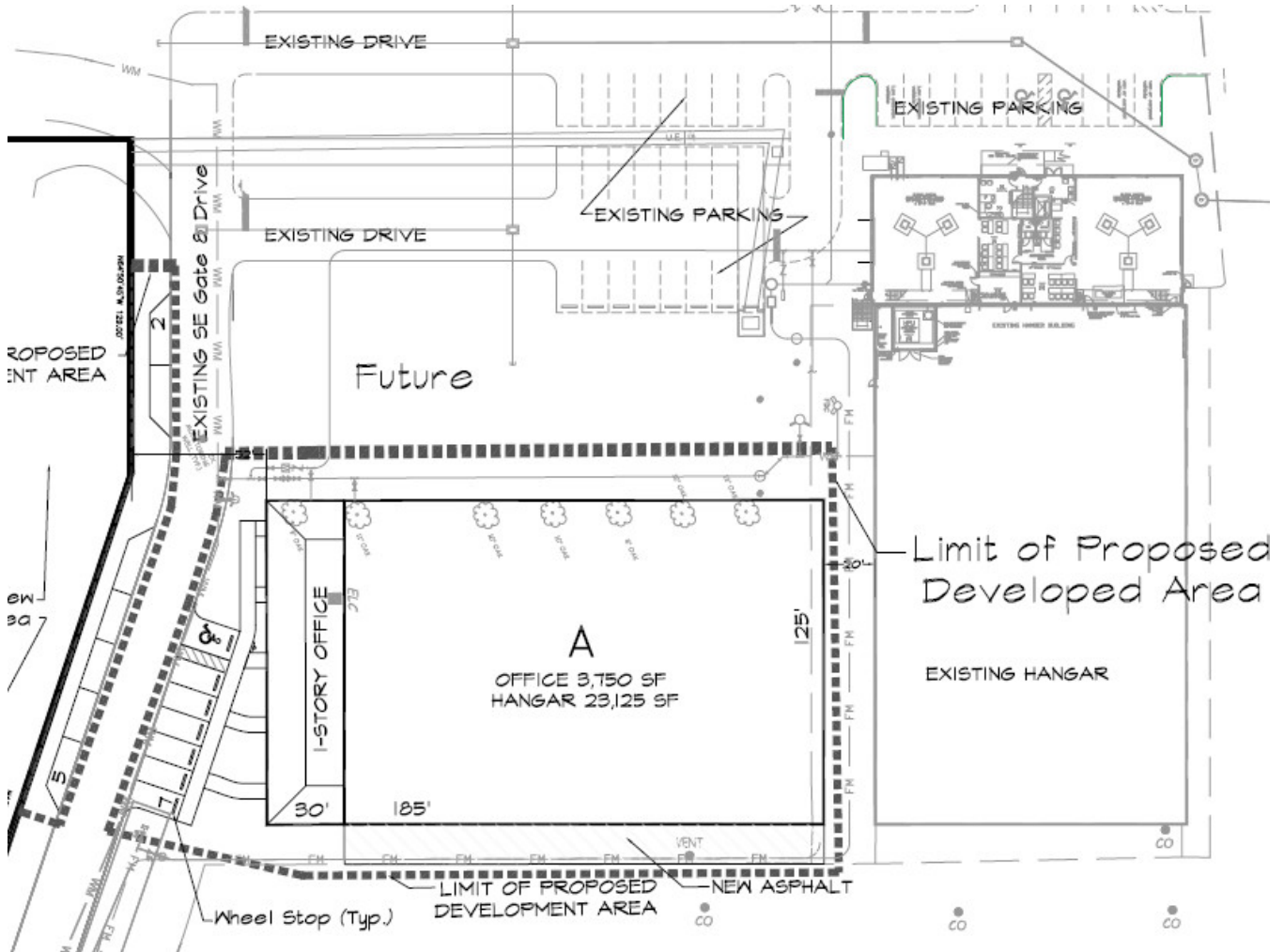
**E. Location and site information**

Location:	Witham Field property adjacent to SE Thunderbolt Drive and approximately 900 ft. north of SE Aviation Way
Parcel number:	10-38-41-000-001-00000-1
Address:	No Address
Existing Zoning:	PAF (Public Airport Facilities District)
Future land use:	General Institutional

Census tract: 0009 Tract  
Commission district: 2  
Community redevelopment area: Not Applicable  
Municipal service taxing unit: Municipality  
Planning area: Stuart Urban  
Storm surge zone: Not Available  
Taxing district: District B  
Traffic analysis zone: 16

### LOCATION MAP





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

**Findings of Compliance:**

Staff cannot comply this section until such time as the unresolved issues identified in Section N and P of this report are complied.

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

**Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

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

N/A

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

**Unresolved Issues:**

**Item #1:**

**Property Management**

The property in question is owned by Martin County and leased to Stuart Jet Center. The lease requires that the Board of County Commissioners, as the landlord, approve of the construction on the property. When the Final Site Plan is presented to the Board for approval, please include a separate request for approval of the construction by the Board as the owner and landlord in addition to the request for the Board to approve the Final Site Plan as the governing authority.

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

**Landscape**

**Findings of Compliance:**

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

**Additional Information:**

**Information #1:**

Prior to the issuance of a certificate of occupancy the owner shall provide to the Growth Management Department a certificate of completion prepared by a landscape architect licensed by the State of Florida demonstrating compliance with the provisions of this division. The certificate shall specifically include reference to the landscaping area, installation of materials, automatic irrigation system and an audit of

percent irrigated area.

#### Irrigation Systems

If an irrigation system is installed and an irrigation plan was not provided for approval with the approved landscape plan, an irrigation plan shall be provided and certified by the landscape architect or licensed plumbing contractor or licensed irrigation sprinkling contractor as in compliance with the criteria in section 4.662.B. The irrigation plan shall also include the irrigation permit number, as issued by the Building Department, for the construction of the irrigation system.

#### Required Certification By Landscape Architect

The following certification statement must appear on the certification report, as signed and sealed by a registered landscape architect:

"I hereby notify the County of the completion of the installation of landscaping for the above referenced project and certify that the installation of vegetative materials, the automatic irrigation system and the positioning of the irrigated area as depicted on the site plan is in substantial conformance with Article 4, Division 15, Land Development Regulations, Martin County Code, and the plans and specifications permitted by the County . A copy of the approved project drawings is attached with deviations, if applicable.) I hereby fix my seal this day of \_\_\_\_\_, 20\_\_."

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

##### **Findings of Compliance:**

Staff has reviewed the traffic impact analysis and finds that CR-A1A (SE Dixie Highway) is the recipient of a majority of the generated trips. CR-A1A (SE Dixie Highway) is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2017).

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

##### **Compliance with Adequate Public Facilities Ordinance:**

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 accepted road facility) (Article 5, Division 1, Section 5.3).

#### ***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***

##### **Findings of Compliance:**

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

Staff has reviewed the stormwater management system and finds that it is composed of a series of on-

site conveyance swales / pipes with adequate detention, which provide adequate water quality treatment and attenuation for stormwater runoff. The system discharges into the Willoughby Creek at a rate less than that presently discharging, therefore, staff finds that the proposed project is in compliance with the Land Development Regulations.

The Engineering Department finds this application in compliance.

**Compliance with Adequate Public Facilities Ordinance:**

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities, and assurance has been received demonstrating that sufficient capacity will be available prior to issuance of a certificate of occupancy.

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

**Addressing**

**Unresolved Issues:**

**Item #1:**

Street Naming

Street names, public and private, are regulated. New street names must be unique to the county's road inventory. If a street type or abbreviation is in question, consult the US Postal Service publication 'Street Suffix Abbreviations'. The Martin County Street Master List may be viewed at the county web site, [www.martin.fl.us](http://www.martin.fl.us) > departments > growth management > development review > addressing information > street master list.

New street and subdivision names: Proposed names of streets shall be submitted to the Growth Management Department for review and approval during the site plan review process. Provide complete names for all proposed streets shown on the site plan and plat, and any driveways that access two or more multi-unit residences.

Street Prefix (NE, NW, SE, SW): Street prefixes must meet Section 4.764, LDR, MCC.

Street Names:

Numbered streets: Streets parallel to a baseline may bear a number instead of a name. Numbers shall be allocated on the basis of 12 per mile or one per 440 feet.

Street name selection, spelling, duplication: A proposed street name shall not duplicate existing street names. Street names shall not be homonyms of existing street names. Spelling of street names shall be according to that provided in a current standard, unabridged English dictionary. The use of foreign words is discouraged; the use of non-English accent symbols shall not occur.

Naming driveways: Driveways that provide the principal access to two or more multi-family structures shall be named and added to the address database.

Continuity of street names: New streets shall not be change names at intersections except as authorized

by the Board of County Commissioners at a public hearing held for the purpose of changing street names.

**Remedy/Suggestion/Clarification:**

The correct street name is SE Thunderbolt Dr. Please remove the name "Existing" from the beginning of it.

**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**

**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.

**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:**

Water Source

At the approval for the Sikorsky training center it was discussed with Dan from Jet Center that the existing fire line to that building would need to be relocated to allow for the new hanger. We planned to also include a relocation of the fire department connection located in the service roadway. Please advise if these issues are being addressed.

The fire department connection for the new hanger will also need to be located.



**Remedy/Suggestion/Clarification:**

A fire protection engineer report in compliance with F.A.C. 61G15-32.004 will be required. It shall include classification of the hazard occupancy, suppression type, design densities, water supply data, and any performance based criteria.

**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:**

The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. [NFPA 118.2.2.1] Martin County utilizes and requires the Knox access system. You may contact [www.knoxbox.com](http://www.knoxbox.com) to order the system.

**Information #3:**

The following fire suppression water flow is the minimum for industrial/warehouse/storage use:

750 gpm for 7,000 square feet or less

1,500 gpm for greater than 7,000 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].

***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

**Martin County School Board**

N/A

***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 5.32.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 – City of Stuart

Findings – in place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

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

Service provider – City of Stuart

Findings – in place

Source - Utilities and Solid Waste Department

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 – positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings – N/A

Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)

Findings – in place

Source - Engineering Department  
Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)  
Findings - in place  
Source - Engineering Department  
Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)  
Findings - pending  
Source - Growth Management Department  
Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)  
Findings – N/A  
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***

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:**

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 #6:**

Ten (10) copies 24" x 36" of the approved site plan and one (1) reduced copy 8 1/2" x 11".

**Item #7:**

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

**Item #8:**

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 #9:**

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 #10:**

Original of the construction schedule.

**Item #11:**

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***

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:**

**STORMWATER MGMT PERMITS**

The following permits must be submitted prior to scheduling a Pre-Construction meeting:  
South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) or

modification

**Item #2:**

**WATER AND WASTEWATER**

The applicant must submit a current water and wastewater capacity report or a level of service evaluation (form attached to the staff report) for the water and/or wastewater treatment facility to serve the development. The report or evaluation must be signed and sealed by a professional engineer. This evaluation insures the treatment facilities to provide service to this development are capable of reserving capacity for this development. The report or evaluation must be submitted prior to final site plan approval by Martin County [ref. Code, LDR, s.5.32.D.3.i.(2), Code, LDR, Art.5, Div.2].

Response: As discussed at joint staff meeting, the City of Stuart will not provide capacity report or sign off until all plans are approved and permits 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:	\$9,127.00	\$9,127.00	\$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: Stuart Jet Center, LLC  
Dan Capen  
2501 SE Aviation Way  
Stuart, FL 34996  
772-288-6700

Agent: Ken Natoli, RLA, AICP  
Cuozzo Design Group, Inc.  
P. O. Box 338  
Palm City, FL 34991  
772-221-2128

Engineer: M. Randall Rodgers, P.E.  
Velcon Group Inc.  
702 SW Port St. lucie Blvd  
Port St. Lucie, FL 34953

772-879-0477

**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**