



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

SEVEN J'S NORTH INDUSTRIAL PARK PUD FIRST AMENDMENT INCLUDING MASTER AND FINAL SITE PLAN

Applicant:	Palm City Holdings, LLC
Property Owner:	Palm City Holdings, LLC (Frank Poma)
Agent for Applicant:	Stephen Cooper, PE & Associates, Inc., (Stephen Cooper)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P102-083
Record Number:	DEV2024040008
Report Number:	2025_0129_P102-083_DRT_STAFF_FINAL
Application Received:	05/16/2024
Transmitted:	05/20/2024
Date of Report:	07/24/2024
Application Received:	10/07/2024
Transmitted:	10/08/2024
Date of Report:	11/21/2024
Additional Materials Submitted:	12/11/2024
Date of Report:	01/29/2025
BOCC Scheduled:	02/11/2025

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B. Project description and analysis

This is a request by Stephen Cooper, PE & Associates, Inc. on behalf of Palm City Holdings, LLC for approval of the first amendment to the Seven J's North Industrial Park Planned Unit Development (PUD) Agreement. The proposed amendment is to increase the existing lake depth from 20 feet to 40 feet. The subject site is located north of the approved Seven-J's Industrial Subdivision and east of the Martin County Recycling Landfill, at the north terminus of SE Poma Drive, approximately 0.5 miles north of SW Busch

Street, 1.5 miles north of SW Martin Highway, in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

C. Staff recommendation

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Kaitlyn Zanello	772-223-4858	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	N/A
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-223-4858	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Exempt

D. Review Board action

This application meets the threshold criteria for a major development, with a previously approved master plan. Review of this application is required by the Growth Management Director and final action by the Board of County Commissioners (BCC) at a public meeting MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2023), 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.

Parcel number:	07-38-40-001-002-000000-0
Address:	Unassigned
Existing zoning:	PUD
Future land use:	Industrial
Nearest major road:	SW Martin Highway, SW 84 th Ave
Gross area of site:	32.41 acres

Figure 2: Subject Site Aerial

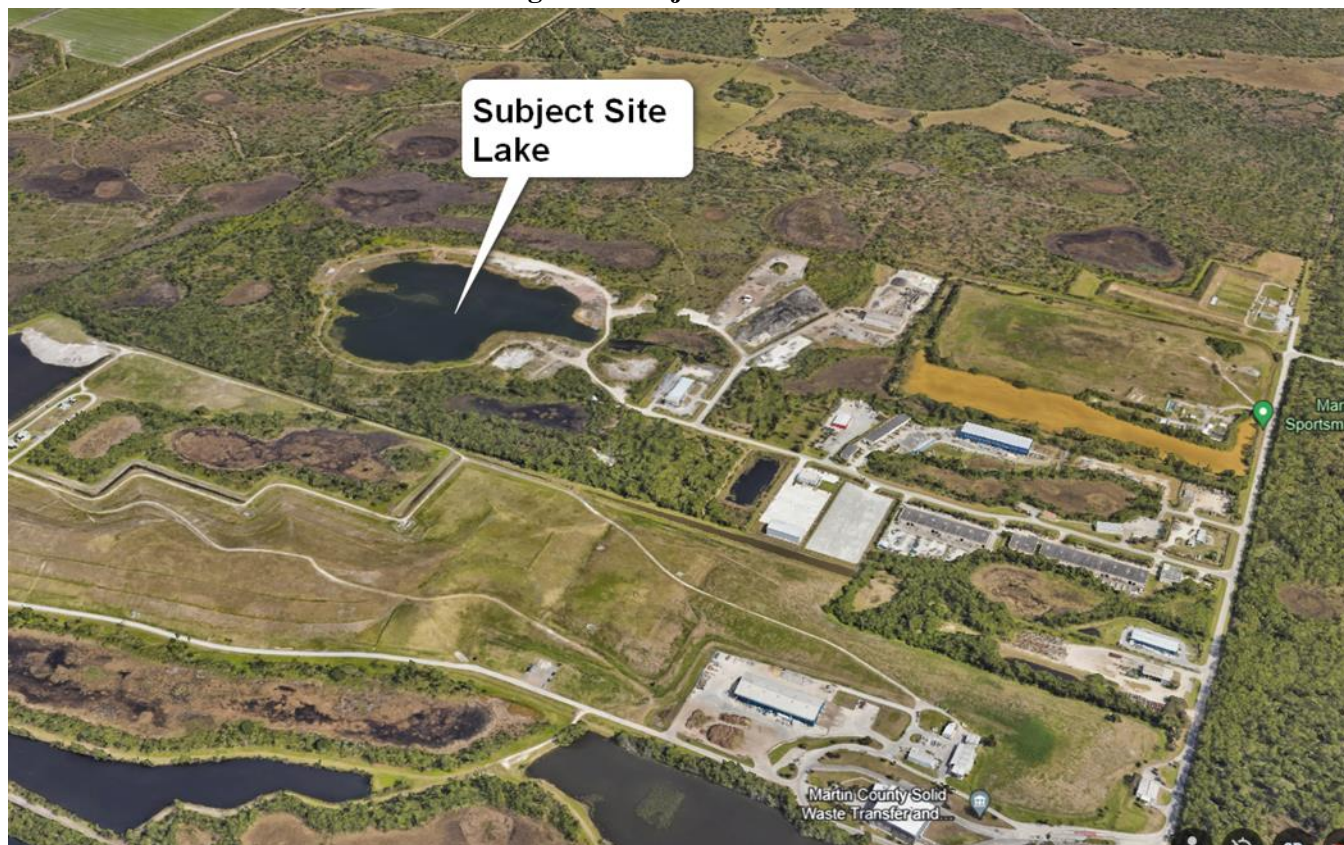


Figure 3: Zoning Atlas

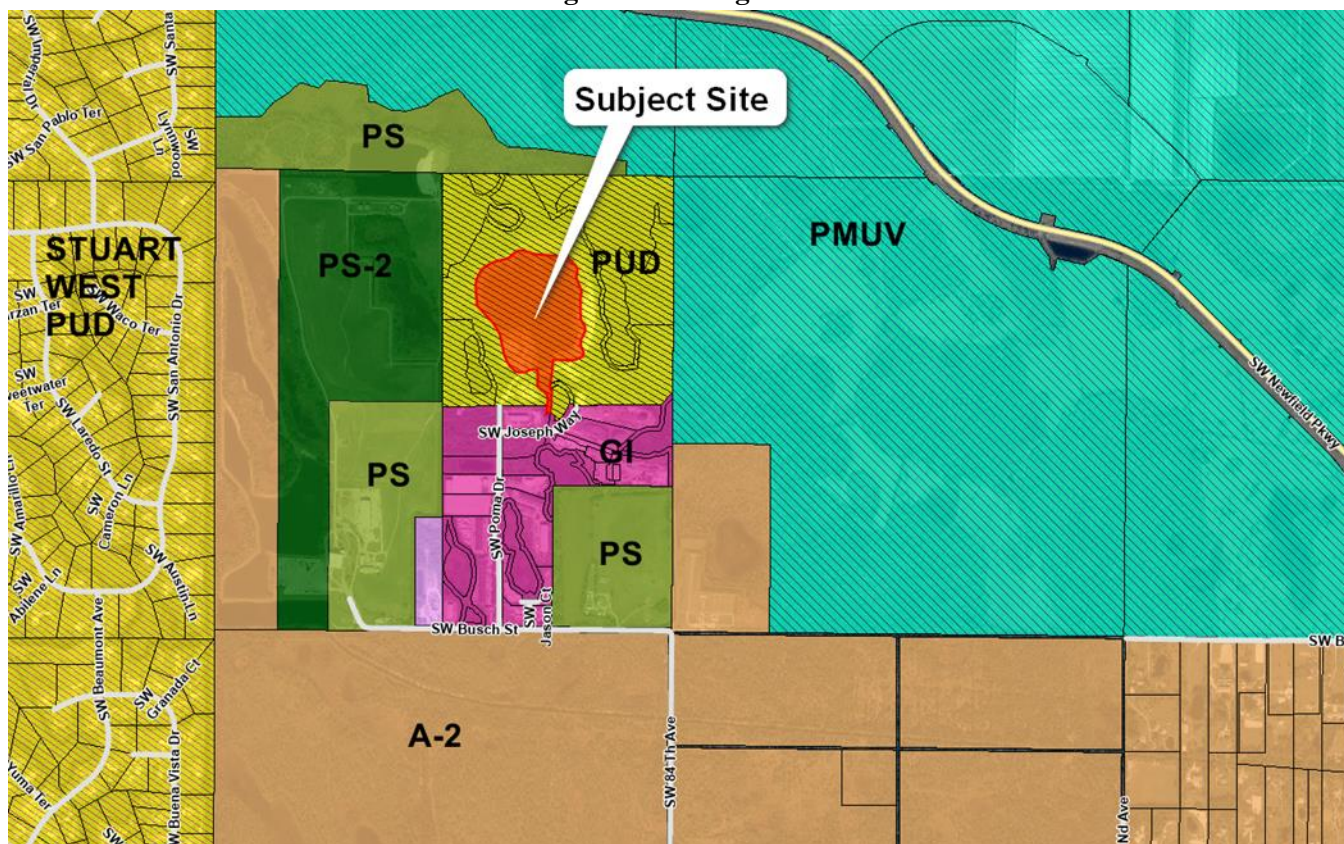
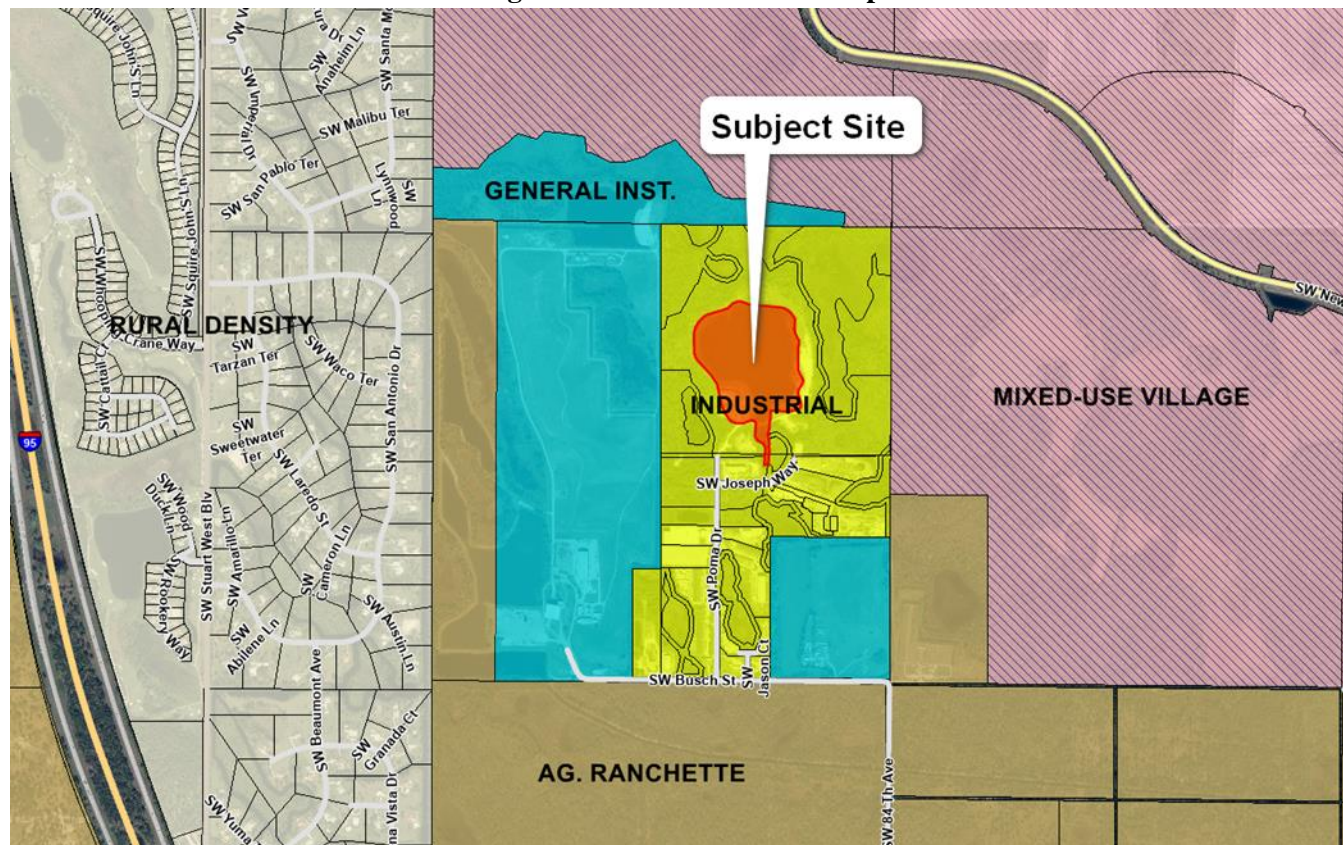


Figure 4: Future Land Use Map



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

Findings of Compliance:

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Public Benefits:

Within sixty (60) days of approval of this First Amendment, OWNER shall contribute the sum of Fifty Thousand Dollars (\$50,000.00) towards the construction and design of a proposed fire station in western Palm City.

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

Findings of Compliance:

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Information #1:

LAND CLEARING

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

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

Commercial Design

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

Community Redevelopment Area

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

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

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

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

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. There are no proposed changes to the existing preserve areas and PAMP with this PUD amendment.

Landscaping

This project is a N/A for landscaping. No landscape plans are being reviewed in association with this application for Administrative Amendment to this Masterplan and Final Site Plan.

In accordance with Section 10.15.A.2, LDR Martin County, FL (2023) “Only those phases, or portions thereof, that are the subject of an application proposing an amendment to an approved development order, or that would be affected thereby, shall be subject to the current review standards specified in the Comprehensive Plan, the LDR, and the Code.”

Requirements of Article 4, Land Development Regulations, Martin County, FL (2016) Division 15, Landscaping, Buffering and Tree Protection are not applicable because there are no changes proposed to any landscape or buffer areas. Previously approved landscape typical buffers shall remain a condition for development.

K. Determination of compliance with transportation requirements – Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

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 (Article 5, Division 2, Section 5.32.B.3.f).

L. Determination of compliance with county surveyor – Engineering Department

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

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division

Findings of 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.

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated that the stormwater from the improvements are being collected and captured in accordance with Martin County Requirements; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10- Flood Protection: The applicant demonstrated that a portion of the site falls within a FEMA Special Flood Hazard Area. The applicant demonstrated the minimum finished floor elevations will be set at or above both the maximum stage of a 100-year 3-day storm event and the base flood elevation plus one-foot; therefore, the applicant demonstrated compliance with Division 10.

Division 14- Division 14 - Parking and Loading; Roadway Design: The applicant is not proposing to construct parking areas with this application; therefore, Division 14 is not applicable.

Division 19 - The applicant is not proposing to make modifications to the existing roads.

DEVELOPMENT ORDER CONDITION:

The Owner is not authorized to haul fill off the site. The Owner must comply with all County excavation and fill regulations. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

MINING STANDARDS:

- a. Property corners and preservation areas shall be located and clearly marked in the field by a Professional Surveyor and Mapper 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 further clearing shall commence until an inspection of the required erosion control devices and preserve barricades has been deemed satisfactory or acceptable. Authorization to relocate gopher tortoises, as provided by required state agency permits, may be granted by the Growth Management Department upon acceptance of permit materials.
- b. A quarterly Hauling Report and the associated hauling fee shall be submitted to the County Engineer to support funding the County's road maintenance program. Hauling Reports shall be prepared and certified by a Professional Engineer licensed in the State of Florida (Engineer) and shall include a summary of the quantity and purported destination of the material hauled out of Martin County in accordance with County Resolution 10-8.7. The Engineer shall retain all documentation supporting the quantity and destination of all hauled material and shall provide such documentation to the County Engineer upon request.
- c. A semiannual Water Quality Sampling Report shall be submitted to the County Engineer to ensure that there is no degradation of water quality. Water Quality Sampling Reports shall be prepared and certified by an Engineer and shall include results of the samples collected for chlorides and total dissolved solids from a minimum of two on-site monitoring wells at the surface and the maximum depth of the proposed excavation. For compliance, the results of the samples shall be less than the established background water quality, which consists of 23 mg/l chlorides and 530 mg/l total dissolved solids for Monitoring Well (MW) -1 and 40mg/L chlorides and 530mg/L total dissolved solids for Monitoring Well (MW) -2D. The Water Quality Sampling Report shall be submitted to the County Engineer within five days of the sampling results. Should any sample fail the compliance standard, the County Engineer shall issue a notice to cease and desist all activities on the site and require a plan to mitigate the degraded water quality within thirty days. No activities shall commence until the background water quality is restored.
- d. An Annual Status Report shall be submitted to the County Engineer to ensure that the mining operation is proceeding in accordance with the terms of the development order. Annual Status Reports shall: be prepared and certified by the Engineer; summarize all work done since the approval; include a signed and sealed record ("as-built") drawing or a bathymetric survey with

cross sections of the excavated and/or filled areas, the extent of excavated and/or filled areas, and the distance from the extent of the excavated and/or filled areas to all property lines and/or wetlands; and document the lake depth and side slope requirements have not been exceeded.

- e. The first Hauling Report is due within three months of the pre-construction meeting. The first Water Quality Sampling Report shall be submitted concurrently with the second Hauling Report and may be submitted as a single report. The first Annual Status Report shall be submitted concurrently with the second Water Quality Sampling Report (and fourth Hauling Report) and may be submitted as a single report. Subsequent Hauling, Water Quality Sampling, and Annual Status Reports shall be submitted in conjunction with each other (as applicable) and may be submitted as single reports.
- f. All disturbed areas shall be restored and reclaimed by planting or seeding a permanent native ground cover to reduce the loss of topsoil due to water and wind erosion, to prevent the establishment of prohibited plant species, and to provide adequate growing conditions. Restoration and reclamation shall begin immediately following each phase of excavation/fill.
- g. All mining activities must be completed within five years of this approval, unless an extension is granted by the Board of County Commissioners.
- h. A Final Certification Report shall be submitted to the County Engineer within 30 days of the completion of the mining and reclamation activities. The Final Certification Reports shall: be prepared and certified by the Engineer; summarize all work done since the approval of the Mining Operation development; include a signed and sealed record ("as-built") drawing or a bathymetric survey with cross sections of the excavated and/or filled areas, the extent of excavated and/or filled areas, and the distance from the extent of the excavated and/or filled areas to all property lines and/or wetlands; document the lake depth and side slope requirements have not been exceeded; and include the following certification statement:

I hereby notify Martin County of the completion of all mining and reclamation activities associated with Seven J's North PUD First Amendment and Revised Master/Final Site Plan and I certify that they were completed in conformance with the plans and specifications permitted by the County including, but not limited to: all area and quantities of all excavation and fill material; excavation setbacks, depths, and side slopes; vegetated littoral and upland buffer zones; and natural resources protection.

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

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2024).

Electronic File Submittal

Findings of Compliance:

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

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

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

Wellfield and Groundwater Protection

Findings of Compliance:

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

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

Fire Prevention

Finding of Compliance

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

Emergency Management

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

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

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

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

Martin County Health Department

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

Martin County School Board

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

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

Review ongoing.

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

The 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., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;**
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

U. Post-approval requirements

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

Please submit all of the following items in a single hard copy packet. Once submitted, a unique Sharebase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be **brand new, unopened in the original package.**

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
6.	Approved Master and Final Site Plan	One (1) copy 24" x 36" of the approved master and final site plan.
7.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
8.	Engineers Opinion of Probable Cost	Two (2) originals of the Cost Estimate, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida. (This was not provided with the original PUD approval.)
9.	Engineer's Design Certification	Original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
10.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.

Item	Description	Requirement
11.	Flash/Thumb Drive	One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the approved stamped and signed project plans at the pre-construction meeting.

V. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits required in conjunction with this application.

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:	\$13,800	\$13,800	\$0.00
Inspection fees:			
Advertising fees *:			
Recording fees **:			
Impact fees***:	N/A		

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

** Recording fees will be identified after the post approval package has been submitted.

***Impact fees are required at building permit.

X. General application information

Applicant/Owner:	Palm City Holdings, LLC Frank Poma 2049 SW Poma Drive Palm City, Florida 34990 772-240-2040 frank@pomametals.com
Agent/Engineer of Record:	Stephen Cooper, PE & Associates, Inc. Stephen Cooper 7450 South Federal Highway Port Saint Lucie, Florida 34952 772-336-2933 scooper@scpeinc.com

Y. Acronyms

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners

CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Wastewater Service Agreement

Z. Attachments