



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

PALM PIKE CROSSING LOT 5 (PHASE IV) MAJOR FINAL SITE PLAN

Applicant/Owner:	Palm Pike Crossing, LLC
Agent for the Applicant:	Thomas Engineering Group LLC, Brandon Ulmer
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	P175-005
Record Number:	DEV2021070011
Report Number:	2022_0720_P175-005_Staff_Final
Application Received:	08/17/2021
Transmitted:	08/19/2021
Staff Report:	10/14/2021
Resubmittal Received:	12/13/2021
Transmitted:	12/15/2021
Date of Report:	02/02/2022
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Transmitted:	06/07/2022
Date of Report:	07/20/2022

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B. Project description and analysis

This is request by Palm Pike Crossing, LLC for major final site plan approval to a approximate 120,600 square foot residential storage facility and associated infrastructure on an approximate 4.2 acre undeveloped site located on Lot 5 of Phase IV of the Palm Pike Crossing Plat located at the corner of SW Martin Highway and SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

The future land use of the property is Industrial with a LI- Limited Industrial zoning classification. Access to the site is proposed via the internal access drive established with the phase 1 final site plan and master site plan. Martin County Utilities will provide water and wastewater services to the site.

The Palm Pike Crossing master site plan and phase 1 final site plan were approved by the Board of County Commissioners on April 14th 2021. The Palm Pike Crossing Plat was approved by the Board of County Commissioners on June 22, 2021. The proposed development must be consistent with the approved master site plan and plat.

C. Staff recommendation

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Pete Walden	219-4923	Comply
G	Development Review	Pete Walden	219-4923	Comply
H	Urban Design	Pete Walden	219-4923	Comply
H	Community Redevelopment	Pete Walden	219-4923	N/A
I	Property Management	Ellen Macarthur	288-1334	NA
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	285-2298	N/A
Q	ADA	Stephanie Piche	228-4858	Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Pete Walden	219-4923	Comply

D. Review Board action

This application meets the threshold requirements for processing as a Major Final Site plan. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC) at a public hearing. MARTIN COUNTY, FLA., LDR, ARTICLE 10

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated May 23, 2022 with its resubmittal dated June 7, 2022. The previous staff reports, and resubmittals are incorporated herein by reference. 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.

E. Location and site information

Parcel number(s) and address:	
243840000007000001	No Address
Existing Zoning:	LI, Limited Industrial
Future land use:	Industrial
Gross area of site:	4.20 acres

Figure 1: Location Map



Adjacent existing or proposed development:

To the north:	Undeveloped / Future development within Palm Pike Crossing
To the south:	Undeveloped property
To the east:	Undeveloped / proposed retention area within Palm Pike Crossing
To the west:	Undeveloped property / further west Florida Turnpike right of way

Figure 2: Subject Site 2021 Aerial



Future land use designations of abutting properties:

To the north:	Industrial
To the south:	Industrial
To the east:	Industrial
To the west:	Industrial

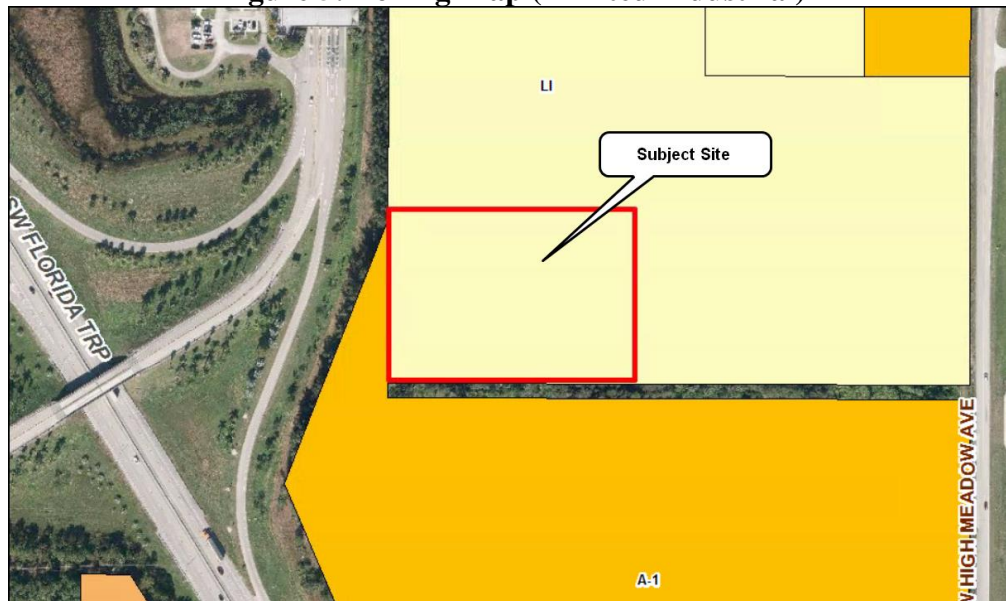
Figure 4: Future Land Use Map (Industrial)



Zoning district designations of abutting properties:

To the north:	LI, Limited Industrial
To the south:	A-1, Small Farms District across unopened right of way
To the east:	LI, Limited Industrial
To the west:	A-1, Small Farms District

Figure 5: Zoning Map (Limited Industrial)



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

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, zoning or procedural requirements issues associated with this application.

Additional Information:

Information #1:

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. MARTIN COUNTY, FLA., LDR SECTION 10.2.D.2.e. (2019)

Information #2:

Once the application has been determined to comply by the development review team staff, the project will be scheduled for the next BCC meeting dependent upon the County's scheduling policy. For the BCC meeting, additional copies of the site plan will be requested for the distribution packets from the applicant. MARTIN COUNTY, FLA., LDR SECTION 10.10.A.1. (2019)

Information #3:

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

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

Commercial Design

The building elevations meet the design standards of Article 4 Division 20 to the extent possible.

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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.

Landscaping

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. The applicant has proposed construction of a residential storage facility within a limited industrial subdivision currently under review. The applicant has submitted landscape plans that provide 61,309 s.f. of landscape area which equates to 33% of the 183,046 s.f development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 74 trees for this project. To demonstrate compliance the applicant has proposed the planting of 135 trees.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use is industrial so non-compatibility buffers are not required.

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity 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. The applicant has submitted Landscape and Construction Plans to provide for removal of 10 existing protected trees. Due to necessary grade changes and site constraints, it is only possible to protect one of the existing trees. To demonstrate compliance with Section 4.666.D., Land Development Regulations, Martin County, Fla. (2013) he applicant has proposed installation of 21 native trees to mitigate for the necessary tree removal.

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 order.

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:

Staff has reviewed the Traffic Impact Analysis prepared by MacKenzie Engineering& Planning, Inc., dated June 2021. MacKenzie Engineering& Planning, Inc. stated that the site's maximum impact was assumed to be 11 directional trips during the PM peak hour. Staff finds that SW Martin Highway is the recipient of a majority of the generated trips. The generalized service capacity of SW Martin Highway is 2000. The project impact is 0.2% of the maximum volume of that roadway. SW Martin Highway is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2023).

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility) (Article 5, Division 1, Section 5.3).

L. Determination of compliance with county surveyor - Engineering Department

N/A

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

Engineering

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 9- Stormwater Management: The applicant has demonstrated the proposed development is included in the Master Stormwater Management System and the proposed development is consistent with the approved system; thereby, the required attenuation and water quality treatment are in compliance with Division 9.

Division 10 - Flood Protection: The proposed development does not lie within a Special Flood Hazard Area that has an established base flood elevation. The proposed finish floor elevation is 18.50-feet NAVD, which is higher than the 100-year, 3-day zero discharge storm stage of 17.98-feet NAVD; therefore, the applicant has demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19 - Roadway Design: The applicant is not proposing to make modifications to the any Martin County Roadways; therefore, the applicant demonstrated compliance with the requirements in Division 19.

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Development Order Conditions:

The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

POST APPROVAL REQUIREMENT

1. Original of the construction schedule.

2. 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.

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. (2018).

Electronic Files

Findings of Compliance:

The AutoCAD site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

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

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

Fire Prevention

Finding of Compliance:

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications.

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

The applicant has indicated that the project is for a non-residential use pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, this project is not anticipated to impact Martin County Emergency Management resources and Emergency Management was not required to review this application.

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

ADA

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

Martin County School Board

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

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

Review Ongoing

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 – South Martin Regional Utilities

Findings – Comply

Source - Environmental Services Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – South Martin Regional Utilities

Findings – Comply

Source -Environmental Services Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Positive evaluation

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings – Positive Evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – In place

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 post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

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

Item #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. Submit a copy of the Post Approval

Requirements 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:

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 #4:

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 #5:

Original of the executed Unity of Title, consistent with the draft Unity of Title approved by staff during the review process. If there has been a property title transfer since the approval, provide an original and one (1) copy of the Unity of Title, executed by the new property owner, consistent with the County approved format.

Item #6:

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.

Item #7:

One (1) copy 24" x 36" of the approved final site plan.

Item #8:

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #9:

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

Item #10:

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.

Item #11:

Original of the construction schedule.

Item #12:

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 Martin County prior to scheduling the pre-construction meeting.

W. Fees

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
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.

*** Required at building permit

X. General application information

Applicant: Palm Pike Crossing, LLC
7940 Via Dellagio Way Suite 200
Orlando, FL 32819

Agent: Thomas Engineering Group LLC
Brandon Ulmer
125 West Indiantown Road Suite 206
Jupiter, FL 33458

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