



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

COVE SALERNO PARCEL NON-ADMINISTRATIVE TIMETABLE EXTENSION

Applicant:	Cove Salerno Partners LLC
Property Owner:	Cove Salerno Partners LLC
Agent for the Applicant:	MilCor Group, Inc., Melissa G. Corbett, P.E.
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	C140-005
Application Type and Number:	DEV2018070011
Report Number:	2019_0620_C140-005_Staff_Report_Final
Application Received:	04/05/2019
Transmitted:	04/05/2019
Date of Report:	04/18/2019
Revised Report:	06/20/2019

B. Project description and analysis

This is a timetable extension for a Major Final Site plan.

Cove salerno Partners, LLC has submitted a request for a timetable extension for an approved site plan pursuant to Section 10.17 Land Development Regulations, Martin County, Fla. (2017).

The subject property was the location of the Wright Fish Farm operation for several decades. The parcel was excavated, creating dozens of small ponds for the cultivation of tropical fish. The fish farm ceased operation in the late 1990's.

The project is located between SE Cove Road and SE Salerno road in Stuart. The approximate 47 acre parcel was the subject of a major final site plan, approved on March 30, 2010. The major final site plan authorized the hauling of fill materials in excess of 10,000 cubic yards to the subject property to fill the 50+ fish ponds. The project was to be completed by March 30, 2012. The majority of hauling to the site was done and the stormwater system was constructed and certified. Due to the recession and economic factors the hauling if fill was not completed and several ponds remain.

The applicant is requesting a non-administrative timetable extension to complete the hauling of fill materials and finish filling the remaining ponds. The applicant has supplied information stating that approximately 47,177 cubic yards are required to complete the project.

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	Peter Walden	219-4923	Comply
G	Development Review	Peter Walden	219-4923	Comply
H	Environmental	Shawn McCarthy	288-5508	Comply
M	Engineering	Michelle Cullum	288-5512	Comply
S	County Attorney	Krista Storey	288-5923	Review ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

D. Review Board action

This is a revised time table for a major site plan application with an existing Final site plan. Therefore, review and recommendation is to be made by staff and final approval is to be determined by the Board of County Commissioners at a public meeting.

E. Location and site information

Parcel number(s) and address: 55-38-41-000-043-00020-4
Existing Zoning: RE-1/2A, Residential Estate Density
Future land use: Estate Density 2UPA
Commission district: 2
Community redevelopment area: Not Applicable
Municipal service taxing unit: District 2

Location Map



Aerial



F. Determination of compliance with Comprehensive Growth Management Plan 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 Comprehensive Growth Management Plan requirements issues associated with this application.

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.

All permits must be obtained within one (1) year of the approval date.

All construction must be completed within two (2) years of the approval date.

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

Environmental

There are no wetlands or preserve areas on the property.

Landscaping

N/A There is no landscaping proposed

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

Review Ongoing

M. Determination of Compliance with engineering, stormwater and flood management requirements-Engineering Department

This application was reviewed for compliance with Division 8 of the Land Development Regulations. The applicant's Engineer of Record demonstrated in the Engineer's Opinion of Probable Excavation, Fill and Hauling that the amount of material necessary to complete the filling of the existing ponds is 47,177 cubic yards; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

The Public Works Department finds this application in compliance provided the Development Order includes conditions for the following:

1. 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

N. 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 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 #2:

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.

O. Local, State, and Federal Permits

All the applicable Local, State and Federal Permits have been issued.

P. 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:	\$2,950.00	\$2,950.00	\$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.

Q. Applicant information

Applicant: Cove Salerno Partners, LLC
12825 SE Suzanne Drive
Hobe Sound, FL 33455

Agent: The Milcor Group
Melissa Corbett, P.E.
10975 SE Federal Highway
Hobe Sound, FL 33455