



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### **A. Application Information**

#### **MERIDIAN MARINA**

#### **EIGHTIETH AMENDMENT TO THE MARTIN DOWNS PUD, INCLUDING REVISED PHASE I, II, & IV MASTER SITE PLAN WITH PHASE II & PHASE IV REVISED FINAL SITE PLAN**

Applicant/Property Owner:	AC Meridian Marina LLC
Agent for the Applicant:	Brian Nolan, Lucido & Associates
County Project Coordinator:	John Sinnott, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	M035-217
Record Number:	DEV2023100015
Report Number:	2025_0619_M035-217_Staff_Report_Final
Application Received:	11/15/2023
Transmitted:	11/27/2023
Date of Report:	03/01/2024
Application Received:	07/25/2024
Transmitted:	07/29/2024
Date of Report:	09/27/2024
Application Received:	12/20/2024
Transmitted:	12/23/2024
Date of Report:	06/19/2025

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

This is a request by Lucido & Associates on behalf of AC Meridian Marina, LLC, for approval of the 80th Amendment to the Martin Downs PUD Zoning Agreement, including a revised master/final site plan and

revised phasing plan to modify the size of the proposed Phase IV restaurant and marine operations/retail/office area, and to remove the previously approved accessory dwelling units from Phase IV. The revised master/final site plan also reflects a proposed dumpster enclosure and relocated parking stalls within Phase II. The subject property, a portion of Martin Downs PUD Parcel 29, consists of approximately 10.85 acres and is located at 1400 SW Chapman Way, east of the intersection of SW Mapp Road and SW Chapman Way, in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

Meridian Marina was developed in the early 1990s as part of a master planned Marina Village that included four phases. Phases I and II involved the marina basin, boat storage facility, and associated infrastructure. Phase III included a 49-unit condominium complex which is not part of this application. Phase IV has not been developed.

The 79<sup>th</sup> Amendment to the Martin Downs PUD Zoning Agreement was approved in August 2022. The approved 79<sup>th</sup> Amendment specifies that an amendment to the Martin Downs PUD is required for final site plan approved of Phase IV and any additional special conditions that may be associated with the operation of the restaurant. Accordingly, the proposed 80<sup>th</sup> Amendment limits the nighttime hours of operation for the Phase IV restaurant.

### ***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	Comp Planning Review	John Sinnott	772-320-3047	Comply
G	Site Design Review	John Sinnott	772-320-3047	Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	Comply
I	Property Mgmt 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	Stephanie Piche	772-223-4858	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Services Review	Matthew Hammond	772-288-5512	Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Comply
O	Wellfield Review	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
P	Emergency Mgmt Review	Amy Heimberger-Lopez	772-419-2664	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply

Q	ADA Review	Matthew Hammond	772-288-5512	Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Comply

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

This application meets the threshold requirements for processing as a PUD Zoning Agreement and PUD Master and Final Site Plan that does not exceed the threshold for minor changes. As such, final action on this request will be taken by the Board of County Commissioners (BCC) in a public meeting pursuant to 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. (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, September 27, 2024, with the resubmittal dated December 20, 2024, and additional materials received between April 25, 2025, and June 18, 2025. 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 numbers: 07-38-41-015-000-00010-0, 07-38-41-000-000-00010-7, & 07-38-41-015-000-00001-1

Address: 1400 SW Chapman Way, Palm City

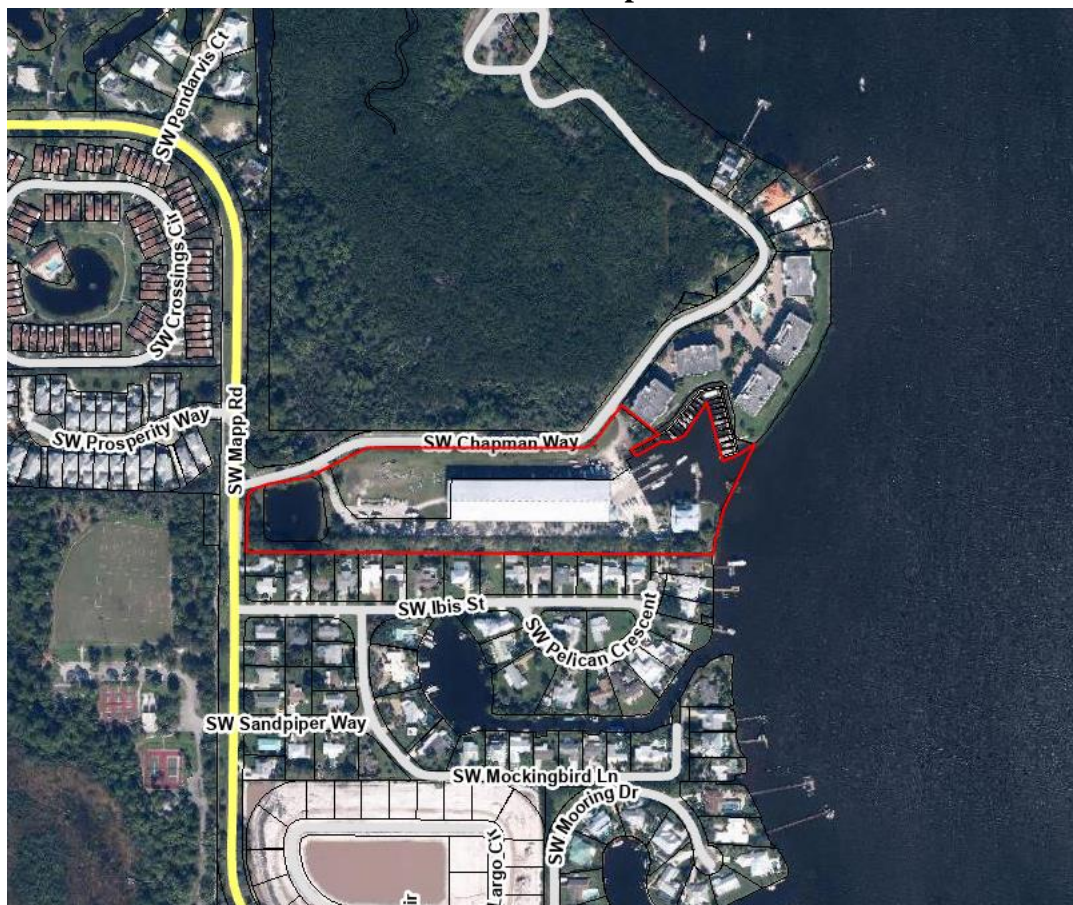
Existing Zoning: PUD-R (Martin Downs PUD)

Future Land use: Commercial Waterfront

Gross area of site: 10.85 acres

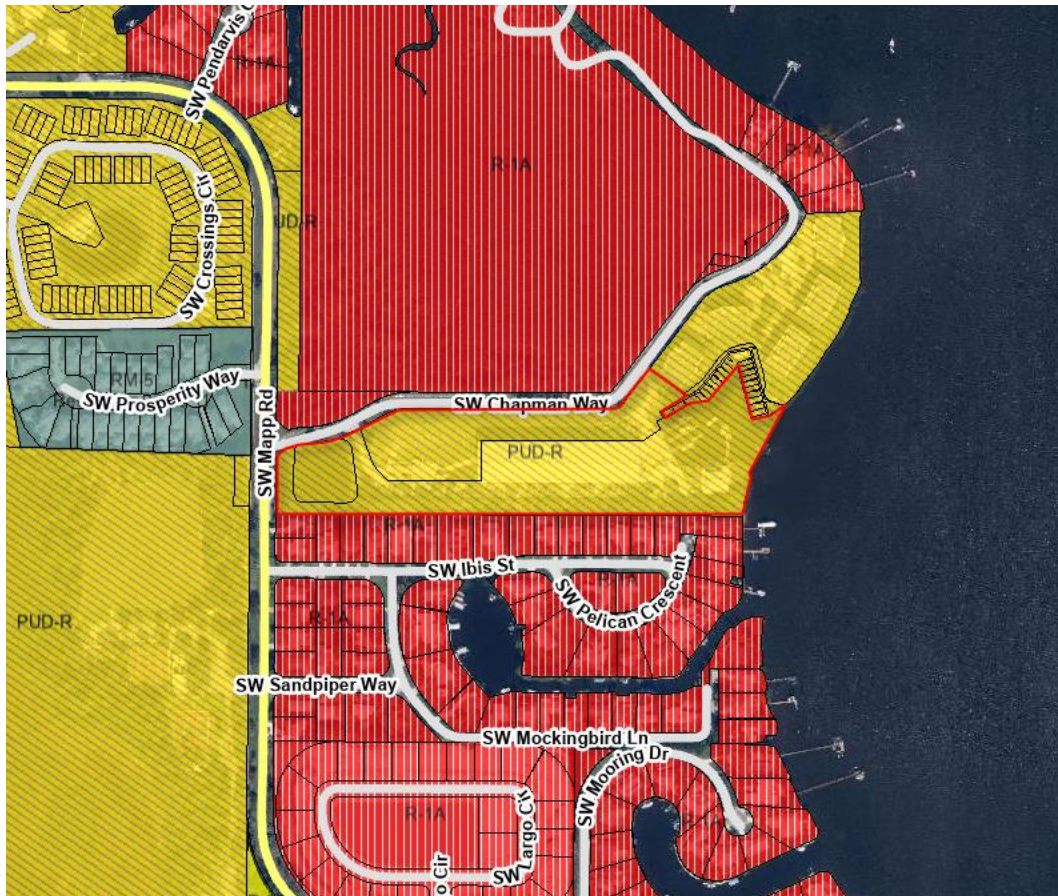
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**Figure I:  
Location Map**



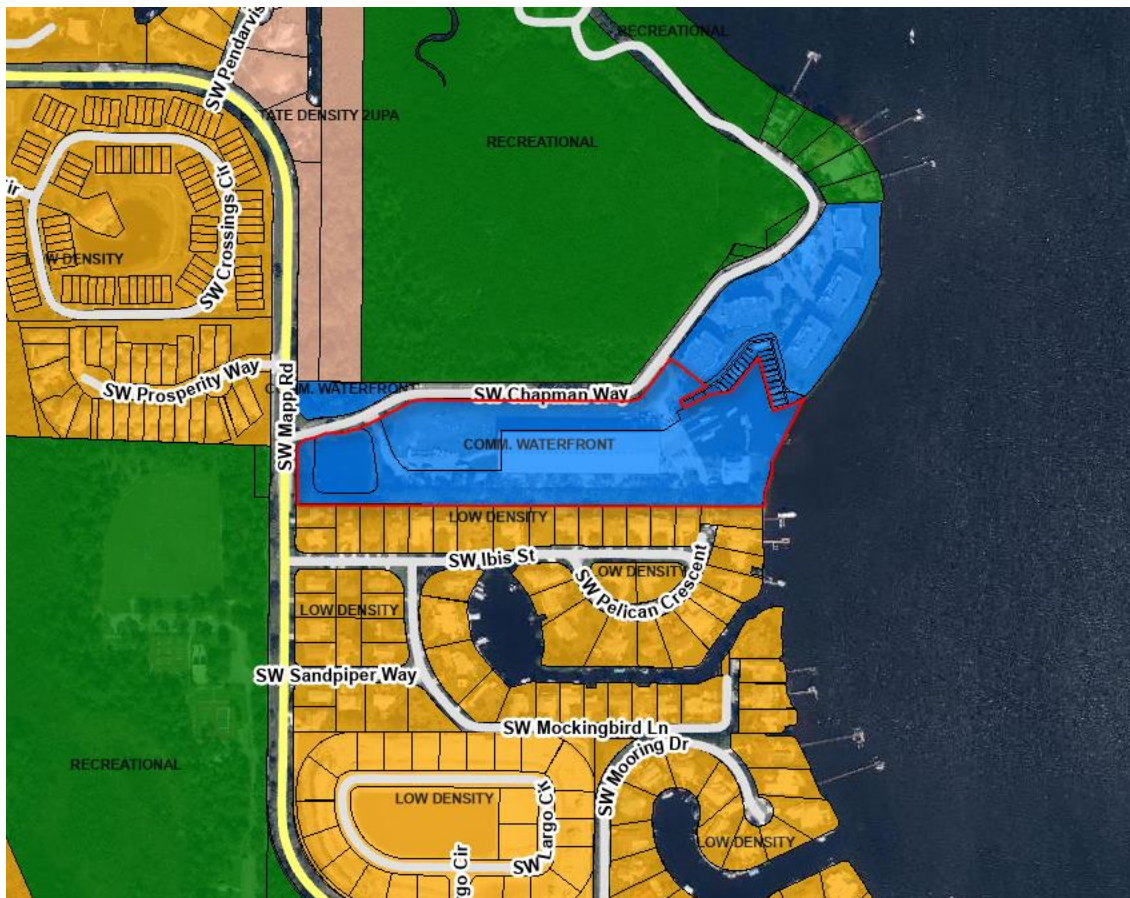


**Figure II:  
Zoning Map**



Property to the North: PUD-R (Martin Downs PUD), R-1A  
Property to the West: PUD-R (Martin Downs PUD), RM-5  
Property to the South: R-1A

**Figure III:  
Future Land Use Map**



Property to the North: Commercial Waterfront, Recreational  
Property to the West: Low Density, Recreational  
Property to the South: Low Density

***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:**

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:**

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***

**Community Redevelopment**

N/A - The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application.

**Commercial Design**

**Findings of Compliance:**

Development review staff have reviewed the application and finds that it complies with Article 4, Division 20, Commercial, Multifamily, and Industrial Design Standards of the Martin County Land Development Regulations.

***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 Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed landscape plans that provide 2.56 acres of landscape area which equates to 27% of the 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.

Landscaped buffer yards are required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. There is an existing Type 4 (40-foot-wide) buffer along the southern property that borders residential property. This existing buffer vegetation is being protected during construction and being augmented with additional native vegetation and fencing. Section 4.663.B., Land Development Regulations, Martin County, Fla. (2013).

Section 4.663.A.4.a. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential developments provide a ten-foot-wide strip of landscaping around the perimeter of vehicular use areas that includes one tree for every 30 linear feet or one tree for 300 square feet of landscape area (51 trees). To demonstrate compliance the applicant has proposed the planting of 31 trees for this perimeter of 925 feet.

Section 4.663.A.4.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential developments provide one 500-square-foot planting area for every 5,000 feet of vehicular use area that includes three two-inch or two three-inch diameter trees per planting area. Thirty-eight trees and 6,945 square feet of landscape area were provided to meet this requirement.

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. To meet this



requirement the applicant has submitted Landscape and Construction Plans to provide for preservation of 53 pines, 42 oaks and 54 sabal palms.

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.

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

##### **Traffic**

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

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

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

Staff has determined that the site's maximum impact is assumed to be 79 directional trips during the PM peak hour over the previously approved Final Site Plan. Staff finds that SW Mapp Road is the recipient of a majority of the generated trips. The generalized service capacity of SW Mapp Road is 750. The project impact is 10.53% of the maximum volume of that roadway. SW Mapp Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2026).

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

This project was reviewed by this department as a final site plan and no further review is necessary.

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

##### **Engineering**

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

This project will provide the proposed development sufficient services based upon the adopted Level-of-Service 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 fill needed for the site exceeds the proposed excavation; 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 proposed development is included in a previously approved Master Stormwater System and the proposed development is consistent with the approved existing system; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

**Division 10- Flood Protection:** A portion of the site falls within a Special Flood Hazard Area AE with a Base Flood Elevation of 6.0-feet NAVD88. The proposed finish floor elevation of 9.0-feet NAVD are higher than the previously permitted finished floor elevation of 7.4-feet NAVD and also higher than one foot above the base flood elevation of 6.0-feet NAVD; therefore, the applicant 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 existing roadways; thereby the applicant has demonstrated compliance with Division 19.

**Development Order Conditions:**

1. 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.

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

**Electronic Files**

**Findings of Compliance:**

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

## **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).

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

### **Water and Wastewater**

#### **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 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 Rescue**

#### **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***

**ADA**

**Findings of Compliance:**

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

***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 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 LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities  
Findings – Positive Evaluation  
Source - Martin County Utilities  
Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities  
Findings – Positive Evaluation

Source - Martin County Utilities

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 Services Department

Reference - see Section N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Positive Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Services Department

Reference - see Section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

#### ***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. <ul style="list-style-type: none"><li>• Revise the grading north of the proposed handicap stalls to minimum dropoff or add a handrail.</li><li>• Revise the stall depth for the three standard parking stalls proposed on the west end of the parking area to match the depth of the existing parking stalls to maximize the available sidewalk width.</li></ul>
6.	Approved PUD Amendment	Original and one (1) copy of the executed approved PUD amendment.
7.	Approved Revised Master/Final Site Plan	One (1) copy 24" x 36" of the approved revised master/final site plan.

Item	Description	Requirement
8.	Approved Architectural Plans	One (1) copy 24" x 36" of the approved architectural plans signed and sealed by an architect licensed in the State of Florida.
9.	Digital Copy of Site Plan	One (1) digital copy of the site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
10.	Engineer's Design Certification	One (1) 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
11.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
12.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

#### ***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 meeting. 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:	\$13,800.00	\$13,800.00	\$0.00
Inspection fees:	\$4,000.00	\$0.00	\$4,000.00
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

- \* 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: AC Meridian Marina LLC  
P.O. Box 1713  
Palm City, FL 34994  
Austin Cameron  
817-291-9609  
[austin@vipmarinas.com](mailto:austin@vipmarinas.com)

Agent: Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 34994  
Brian Nolan, AICP, ASLA  
772-220-2100  
[bnolan@lucidodesign.com](mailto:bnolan@lucidodesign.com)

Engineer of Record: Stephen Cooper, P.E., & Associates, Inc.  
7450 South Federal Highway  
Port St. Lucie, FL 34952  
Stephen Cooper, P.E.  
[scooper@scpeinc.com](mailto: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/Waste Water Service Agreement

## ***Z. Attachments***

**N/A**