



May 7, 2020

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HAND DELIVERY
GROWTH MANAGEMENT
DEPARTMENT

Mathew Stahley, Senior Planner
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

**RE: Seaward Boat Storage – Major Final Site Plan – First Resubmittal in Response to Staff Report Dated March 12, 2020
(MC Project #P163-003; Lucido #17-475)**

Dear Matthew:

In response to the above-referenced staff report and the workshop on March 19, 2020, please find enclosed the original resubmittal packet containing the documents and plans referenced below, and a CD with PDF copies of the resubmitted materials, and an additional set of the 24x36 plans.

The enclosed revised materials are listed as follows:

1. Engineering response letter
2. Legal description and sketch of the land to be dedicated to Martin County;
3. Title Commitment for the ROW dedication
4. Title Commitment - Deed
5. Title Commitment - Exception copy of Ordinance 626
6. Title Commitment - Exception copy of Miles or Hanson Grant Subdivision Map;
7. Phase 1 Environmental Report for the ROW dedication;
8. Final Site Plan;
9. Landscape plan;
10. Engineering construction Plans;
11. Updated legal description and boundary of the ROW dedication;
12. Updated boundary and topo survey of the project area, with AutoCAD version of the same;
13. Survey and legal description of the right-of-way dedication, with AutoCAD version of the same.

The application materials have been revised as outlined in the following itemized responses to the staff comments as discussed during the workshop and in follow up meetings with county staff.

Itemized Responses to Staff Report

- A. Application information**
Agree.
- B. Project description and analysis**
Agree.
- C. Staff recommendation**
See responses to the non-comply comments below.

D. Review Board/Committee action
Agree.

E. Location and site information
Agree.

**F. Determination of compliance with Comprehensive Growth Management Plan requirements
Generic Comp Plan Compliance- GMD**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved.

Response

All unresolved issues have been addressed as discussed and agreed upon during the workshop or as noted in the responses below.

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

Item #1: Narrative

Please provide a statement verifying dry storage racks will not be used to store boats for this project.

Response

The narrative has been updated to include a statement verifying that dry storage racks will not be used to store boats for this project.

Item #2: Legal Description

Please revise the legal description and site plan to less and except the Right-of-Way dedication from the project area.

Response

The legal description and site plan have been updated to less and except the right-of-way dedication from the project area.

Item #3: Site Data

1. Please remove the 732 square foot proposed Right-of-Way dedication from the total site area.

Response

The proposed right-of-way dedication has been removed from the total site area.

2. Please provide a breakdown of open space that includes the total site area in square foot/acres/percent

Response

An open space breakdown has been provided on the final site plan.

Item #4: Site Plan Graphics

1. Please make the hatching for the stabilized boat storage area more visible to distinguish it from the landscaped areas.

Response

The stabilized boat storage area has been hatched to make it more visible.

2. Please label the boat storage area as “stabilized boat storage” in the legend, site plan, and site data for clarification. The category it is placed into within the site data will determine if it is pervious or impervious.

Response

The stabilized boat storage area is considered impervious area for the purposes of the site plan.

3. Please change “Revised Final Site Plan” to “Final Site Plan”

Response

The plan has been relabeled “Final Site Plan.”

4. Please provide dimensions on the site plan for the stabilized boat storage area.

Response

The stabilized boat storage area has been dimensioned.

5. Please label the proposed Right-of-Way dedication area as “Right-of-Way to be dedicated to Martin County”

Response

The right-of-way has been labeled as requested.

6. Please give the right of way dedication area a different pattern and add to the legend.

Response

The right-of-way dedication has been hatched.

H. Determination of compliance with urban design and community redevelopment requirements

Commercial Design

The Commercial Design review is not applicable to the project.

Community Redevelopment Area

Issue #1

Minimum open space shall be 30 percent. Martin Co., CGMP, Policy 4.13A.8.(4). Please dimension on the Site Plan the Landscape Area and the Boat Storage Area.

Response

The landscape area and the boat storage area have been labeled on the site plan.

Issue #2

A minimum of one loading space must be provided for all buildings that receive or ship goods via semitrailer or trucks larger than 20 feet in length. The space must not obstruct or hinder the movement of vehicles or pedestrians. Martin Co., LDR, § 3.262.8. Please show on the Site Plan the location and dimensions of the loading space.

Response

As discussed at the development review meeting, no loading space is required for a boat storage facility.

I. Determination of compliance with property management requirements

The required due diligence items have been provided as part of this resubmittal.

J. Determination of compliance with environmental and landscaping requirements

Environmental

Along the proposed western silt fence boundary, please show the location of the silt fence to be outside of the tree barricades for the protected trees. Silt fencing entrenched close to protected trees could damage the root structure

Response

The silt fence along the western boundary has been revised to be outside of the tree barricade limits.

Landscape

Item #1

Please provide a detailed survey of trees (located on the project site and in the adjacent right-of-way) to be preserved and counted toward the tree requirement of planting one tree per 1,000 square feet of total project area (Article 3, Division 6, Section 3.6.2.I, LDR).

Response

A detailed tree inventory has been provided. There are three pine trees that will remain and are credited toward the minimum tree requirements.

Item #2

Please provide 40 trees for the 39,810 square feet of project area that meet the specifications outlined in Article 4, Division 15, Section 4.664, LDR.

Response

Since this project is temporary and will be redeveloped in the future, the applicant requests alternative compliance with regards to the total number of trees required, which are outlined in Article 4, Division 15, Section 4.664, LDR. The landscape plan provides for 24 trees which is more than sufficient for this use, in addition that the landscape design has created a landscape area along Dixie Highway to buffer the proposed project.

Item #3

Please provide a bench and a garbage container along A-1-A/Dixie Highway per Article 3, Division 6, Section 3.6.2.I.a, LDR.

Response

A bench and a garbage container has been provided along A-1-A/ Dixie Highway within the proposed right-of-way dedication.

K. Determination of compliance with transportation requirements

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

L. Determination of compliance with county surveyor

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). 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

Please see the provided letter by Mathers Engineering dated March 30th, 2020

N. Determination of compliance with addressing and electronic file requirements

Addressing and Electronic File Submittal

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).

O. Determination of compliance with utilities requirements

Water and Wastewater Service

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

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 Prevention

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.

Knox Box/ Knox Key Switches/ Knox Pad Locks

Access boxes for access to the structure, Key switches for electronic locking mechanisms and/or padlocks for vertical gates are required. Martin County Fire Rescue utilizes the Knox Access system. Contact the Fire Prevention office at (772)288-5633 for information.

Emergency Preparedness

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 ADA requirements

The Public Works 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 School Board Requirements:

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 Health Department

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.

S. Determination of compliance with legal requirements

Review Ongoing

T. Determination of compliance with adequate public facilities requirements

Noted.

U. Post-approval requirements

Noted.

V. Local, State and Federal Permits

Noted.

W. Fees

Noted.

X. General application information

Agree.

Y. Acronyms

Noted.

Z. Attachments

Noted.

Matthew Stahley
May 7, 2020
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I trust these responses and the revised plans satisfactorily address the comments contained in the staff report and allow this project to move forward to the County Commission meeting.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Fitzwater". The signature is stylized with a large, sweeping initial "D" and a long, horizontal flourish extending to the right.

Doug Fitzwater, RLA

Encl.