



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

MERIDIAN MARINA 79TH AMENDMENT TO THE MARTIN DOWNS PUD AND REVISED MARINA VILLAGE MASTER SITE PLAN AND PHASE II REVISED FINAL SITE PLAN

Applicant:	AC Meridian Marina, LLC
Property Owner:	AC Meridian Marina, LLC
Agent for the Applicant:	Morris A. Crady, AICP, Lucido & Associates
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	M035-210
Application Type and Number:	DEV2021090007
Report Number:	2022_0714_M035-210_Staff_Report_Final
Application Received:	09/14/2021
Transmitted:	09/16/2021
Date of Staff Report:	11/24/2021
Resubmittal Received:	03/04/2022
Transmitted:	03/07/2022
Date of report:	05/09/2022
Resubmittal Received:	06/27/2022
Transmitted:	06/27/2022
Date of Report:	07/14/2022

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B. Project description and analysis

Requesting approval of the 79th Amendment to the Martin Downs PUD Zoning Agreement including a revised master/final site plan for the Meridian Marina. The approximate 11 acre parcel is located on the south side of SW Chapman Way in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

The Meridian Marina was developed in the early 1990's as part of a master planned Marina Village that included four phases. Phases 1 and 2 involved the marina basin and boat storage facility. Phase 3 included

a 49 unit condominium complex which is not part of this application. Phase 4 was never developed.

The revised master/final site plan for Meridian Marina includes the addition of dry boat storage to accommodate 215 boats in addition to the existing 325 dry slips. The proposed restaurant is to be approximately 6,000 sq. ft. and the existing sales and operations offices will be reduced to 2,400 sq. ft.

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
F	ARDP	Samantha Lovelady	288-5664	N/A
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 McArthur	288-5793	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Lindy Cerar	320-3055	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	288-4858	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	219-4941	N/A
Q	ADA	Stephanie Piche	288-4858	Comply
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5923	Review Ongoing
T	Adequate Public Facilities	Pete Walden	219-4923	Comply

D. Review Board action

This application is classified as a major development. As such, final action on this request for the 79th PUD Amendment and Revised Master Site Plan and Revised Meridian Marina Final Site Plan approval is required by the Board of County Commissioners at a public meeting.

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., (2016) 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 9, 2022 with its

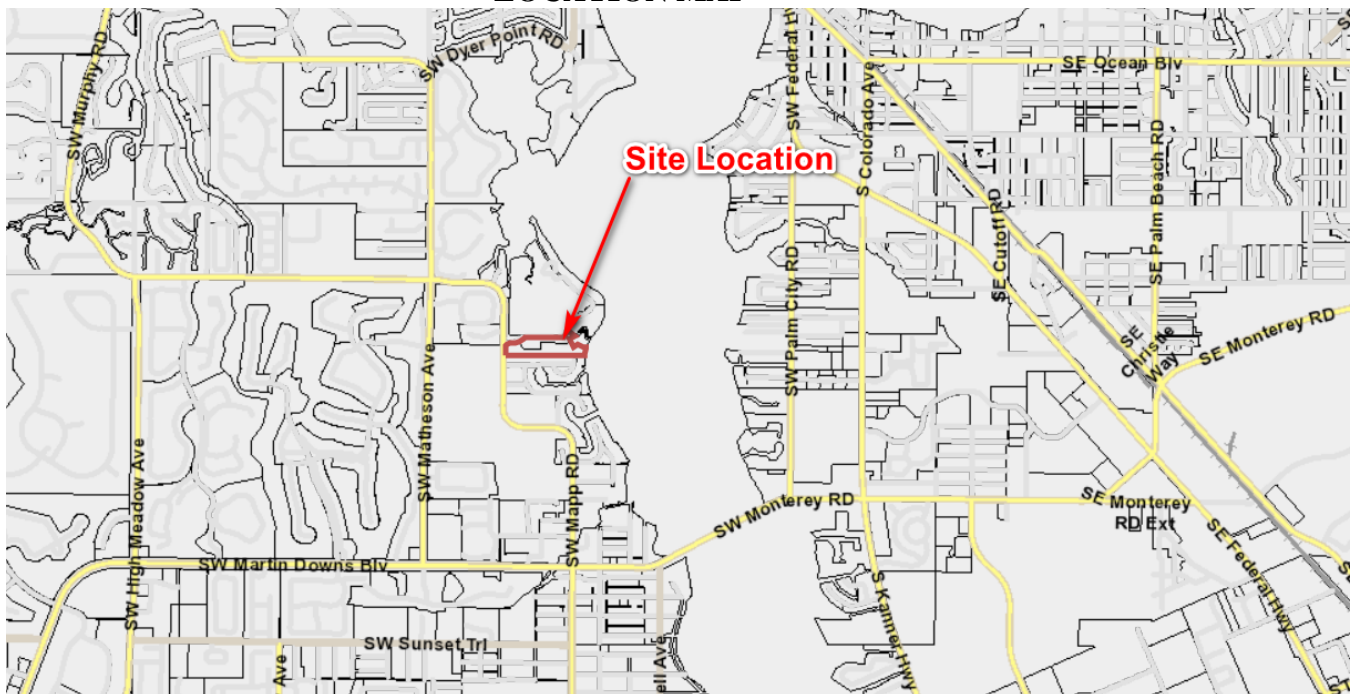
resubmittal dated June 27, 2022. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

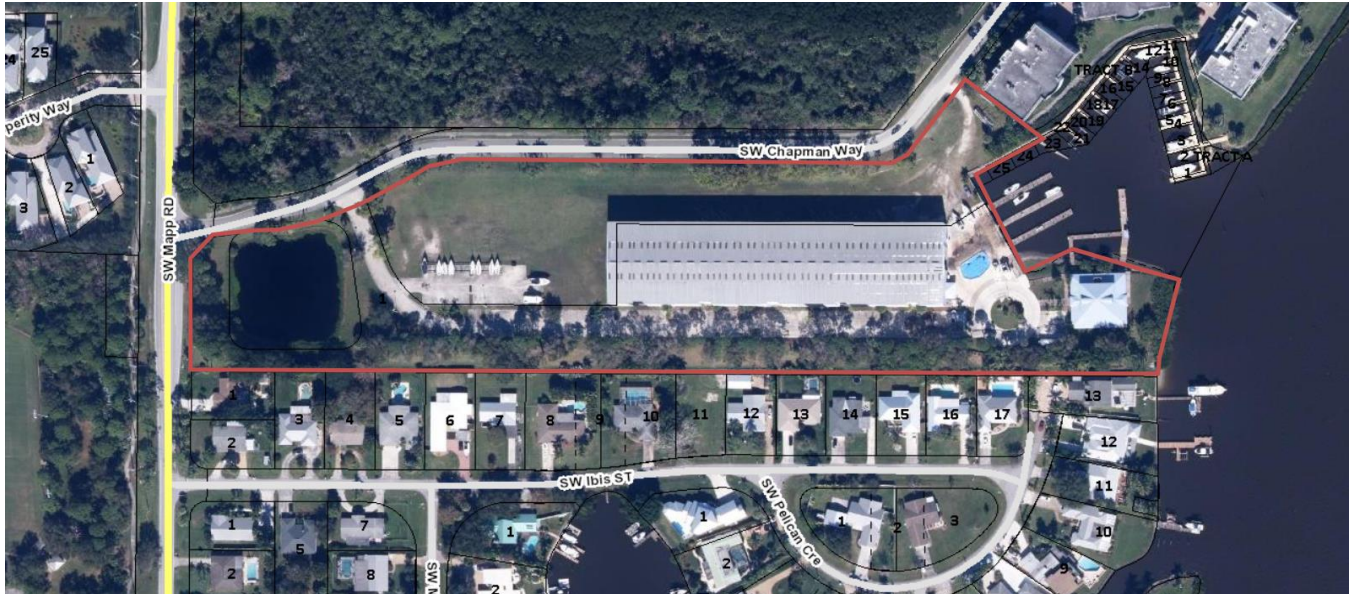
Parcel number(s) and address: 1400 SW Chapman Way, Palm City
07-38-41-000-000-00010-7
07-38-41-015-000-00010-0

Existing Zoning:	PUD-C, Planned Unit Development
Future land use:	Commercial Waterfront
Commission district:	5

LOCATION MAP



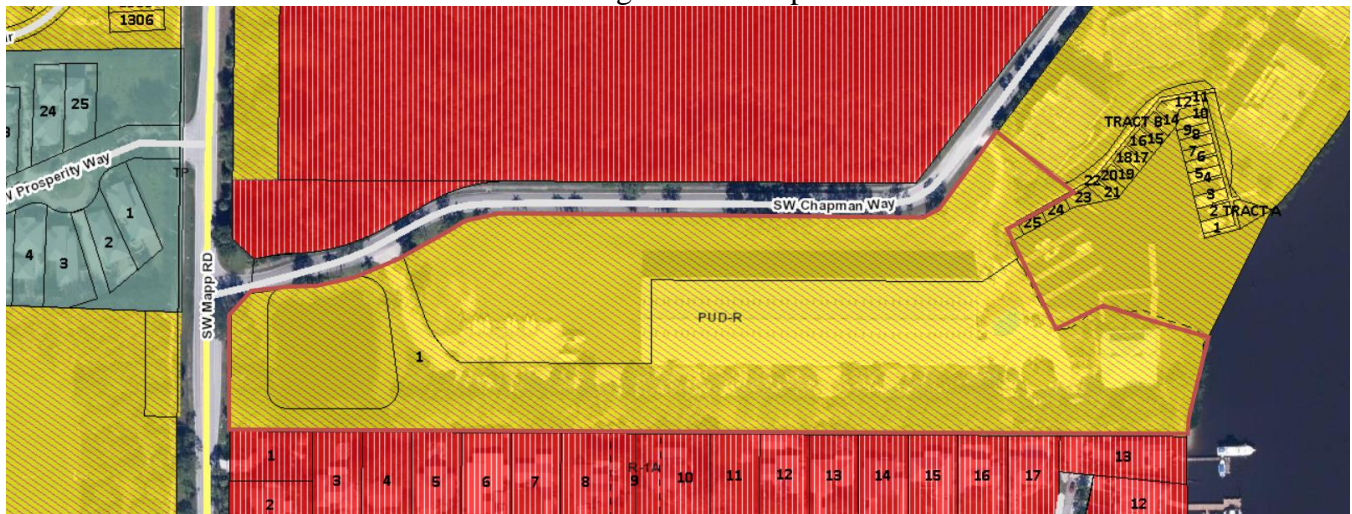
Aerial



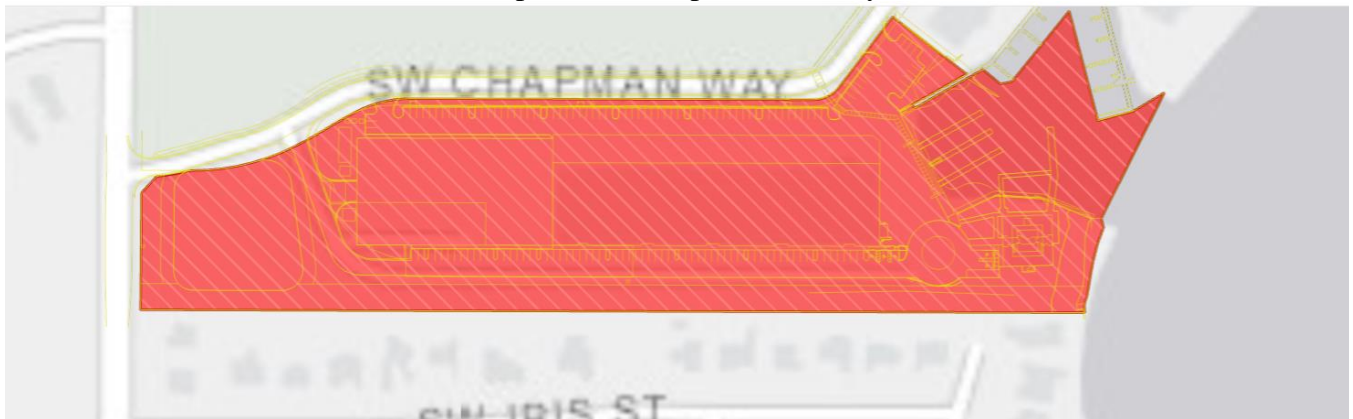
Future Land Use Map Excerpt



Zoning Atlas Excerpt



Proposed Development Overlay



F. Determination of compliance with Comprehensive Growth Management Plan 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.

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.

Item #1: Parking rate adjustment

A parking rate study has been provided to establish the proposed parking rates for the project. The proposed rate reduces the required parking rate of 214 spaces to 151 spaces provided.

Item #2: Land Clearing

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field 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 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 on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

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

Commercial Design

The west and north facades of the building are considered the primary facades

Findings of Compliance:

A request for alternative compliance and the proposed elevations for the Boat storage buildings has been found by staff to meet the intent of commercial design policies to the extent possible considering the use of the building.

1. Sec. 4.872.B. Control of building mass. No continuous wall plane shall exceed 100 linear feet nor constitute more than 60% of the building's total length. A wall plane must be offset a minimum of 3 feet and extend a minimum of 8 feet to be considered a wall plane.
2. Sec. 4.872.F Roofs. Peaked roofs shall provide at least 2 roof slope planes and have a minimum slope of 1/3.

Community Redevelopment Area

N/A

The property is not located within a Community Redevelopment Area (CRA). Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR, Division 6

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

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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. By the issuance of a Development Order by the county, the proposed improvements will meet the criteria identified in the Boat Facilities Siting Plan (BFSP) and the applicant's environmental consultant has documented compliance with the manatee mortality criteria in the plan.

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 boat storage building and restaurant within an existing marina development. The applicant has submitted landscape plans that provide 3.52 acres of landscape area which equates to 37% of the 410,553 square feet of 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 developments provide at least one tree per 2,500 sq. ft. of site area: a total of 164 trees for this project. To demonstrate compliance the applicant has proposed the planting of at least 195 trees for this 410,553 square-foot site.

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 (31 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. 6,945 square feet will be planted for the 64,543 square feet of vehicular use area.

Section 4.663.B Land Development Regulations, Martin County, Fla. (2013) requires bufferyards be established between differing land uses. The adjacent land use to the south is single-family residential. The existing Type 4 Bufferyard will be restored and extended by 300 feet. 1,360 shrubs and 40 trees are required and 45 trees and 1,417 shrubs will be added. A Type 3 Bufferyard will be provided for the adjacent multifamily development to the northeast. 10 trees and 340 shrubs are required and will be provided.

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

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 2024).

L. Determination of compliance with county surveyor - Engineering Department

N/A

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. 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 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR § 10.1.F

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

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 no excavation is proposed and only fill will be brought onto

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 the proposed development is included in the Master Stormwater Management 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: This property lies within a Special Flood Hazard Area having a Base Flood Elevation of 5 feet NAVD88. The applicant has demonstrated that the new structure will have a minimum finished floor elevation of 5.46 feet NAVD88. If the top of slab is not above elevation 6 feet NAVD88, but is above elevation 5 feet NAVD88, then at least two flood openings are required; the total net area of the flood openings must be equal to one square-inch per one square-foot of storage area. The total net area of a non-engineered flood openings must account for any portion of the void that is obstructed or covered in any way (other than by screening). All mechanical equipment must be set above elevation 6 feet NAVD88.

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 - The applicant has demonstrated compliance with Division 19 with the design of the proposed driveway connection to SW Chapman Avenue.

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

1. The Owner is not authorized to haul fill off of 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

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. (2021).

Electronic File Submittal

Findings of Compliance:

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

Both AutoCAD site plan and boundary survey were in State Plane coordinates 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

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.

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

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. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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

Martin County Health Department

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin

County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

Martin County School Board

N/A

The applicant has indicated that this application is for a residential care facility. Therefore the Martin County School Board was not required to review this application for school concurrency evaluation. MARTIN COUNTY, FLA., LDR §10.1.F.

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, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County

Findings – positive evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Service provider – Martin County

Findings – positive evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings – in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings – positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings – in place

Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)

Findings – positive evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - in place

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section R 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 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 Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the 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:

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.

Item #6:

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

Item #7:

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 #8:

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 #9:

Original of the construction schedule.

Item #10:

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.

Item #11:

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.

Item #12:

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

Item #13:

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

V. Local, State, and Federal Permits

All permits are required to be submitted prior to scheduling a 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:	\$13,800.00	\$13,800.00	\$0.00
Site Inspection fees:	\$4,000.00	\$0.00	\$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.

*** Impact Fees to be paid at Issuance of Building Permit.

X. General application information

Applicant: AC Meridian Marina LLC
Austin Cameron
P. O. Box 1713
Palm City, FL 34991

Agent: Lucido & Associates
Morris A. Crady, AICP
701 East Ocean Blvd
Stuart, FL 34994
772-220-2100

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