



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

MANATEE ISLES

(FKA THE SANCTUARY AT MANATEE BAY)

Plat

Applicant:	Manatee Isles, LLC
Property Owner:	Manatee Isles, LLC
Agent for the Applicant:	Engineering Design & Construction, Inc. David Baggett
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	S216-011
Application Type and Number:	DEV2018050003
Report Number:	2018_1002_S216-011_Staff_Report_Final
Application Received:	06/08/2018
Transmitted:	06/18/2018
Date of Report:	07/19/2018
Resubmittal received:	08/23/2018
Transmitted:	08/23/2018
Date of Report:	09/10/2018
Resubmittal Received:	09/14/2018
Transmitted:	09/18/2018
Date of Report:	10/02/2018

B. Project description and analysis

Request for Plat approval for a 17 unit townhome development located on approximately 2.3 undeveloped acres adjacent to the southeastern end of Manatee Pocket in Port Salerno. Included in the application is a request for a Certificate of Public Facilities Exemption.

The property has a land use designation of Medium Density, up to eight units per acre and a compatible Zoning District of RM-8, Medium Density Residential. The parcel is in the Port Salerno Community Redevelopment Area (CRA), but is not in an overlay district.

The area surrounding the property is developed with single and multi-family residential development. The property has over 800 feet of waterfront on the Manatee Pocket. The shoreline has been hardened with a seawall and the applicant intends to add multiple boat slips for the lot owners use as part of the site plan.

The site plan Minor Final Site plan application for Manatee Isles was approved on October 2, 2018.

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
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn Mccarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	N/A
L	County Surveyor	Tom Walker	288-5418	Comply
M	Engineering	Stephanie Piche	223-4858	N/A
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	419-5396	N/A
P	Emergency Management	Dan Wouters	219-4941	N/A
Q	ADA	Judy Lamb	221-1396	N/A
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5923	N/A
T	Adequate Public Facilities	Peter Walden	219-4923	Exempt

D. Review Board action

This application is classified as a major development. As such, final action on this request for approval is required by the Board of County Commissioners at a public meeting pursuant to Section 10.5.A.2., Land Development Regulations, Martin County, Fla., (2016).

Pursuant to Section 10.4.A.1., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).

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 September 10, 2018 with its resubmittal dated September 14, 2018. Both the initial staff report and resubmittal are incorporated herein by

E. Location and site information

Parcel number(s) and address: 51-38-41-004-011-0006.0-7 4805 SE Capstan Ave
Existing Zoning: RM-8, Medium Density Residential
Future land use: FLU-MDR, Future Land Use Med Density Res 8/Acre
Community redevelopment area: Port Salerno
Storm surge zone: Category 1 Surge Zone
Taxing district: District E

Location Map



Aerial



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:

Staff has reviewed this application for consistency with the LDR and code implementing Martin County Comprehensive Growth Management Plan goals, objectives and policies and the associated guidelines and standards.

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

Commercial Design

N/A

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the

Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR § 4.871.B

Community Redevelopment Area

N/A

This application is for plat approval. 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.

Landscape

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 3, Division 6 - Section 3.263.I.Landscaping. The applicant has proposed construction of a 17 lot subdivision.

The plat documents are consistent with the approved final site plan and approved development order. The survey provides for required areas of landscape and buffering.

K. Determination of compliance with transportation requirements - Engineering Department

N/A

The applicant has indicated that there are no proposed changes to the level of service as part of the current application, pursuant to Section 10.1.F., LDR, Martin County, Fla. Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for transportation requirements contained in Article 4, LDR, Martin County, Fla.

L. Determination of compliance with county surveyor - Engineering Department

Finding of Compliance:

The County Surveyor has reviewed the application and finds it in compliance with the applicable land development regulations.

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

N/A

There are no changes to the construction plans associated with this subdivision, pursuant to Section 10.1.F, LDR. Therefore, the Engineering Department was not required to review this application.

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 File Submittal

Findings of Compliance:

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

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

N/A

There are no changes to accessibility or fire prevention measures associated with this project, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Fire Prevention Department was not required to review this application.

Emergency Management

N/A

There are no changes to accessibility or fire prevention measures associated with this project, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Emergency Management Department was not required to review this application.

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

N/A

There are no changes to accessibility measures associated with this project, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the ADA Reviewer was not required to review this application for consistency with Title III of the Americans with Disabilities Act.

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

Martin County Health Department

N/A

There are no changes to the final site plan regarding onsite wells or onsite sewage disposal systems.

Martin County School Board

N/A

There are no residential units associated with this application therefore; the school board review was not required.

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 for a Certificate of Adequate Public Facilities Exemption (Article 5, LDR) for development and alterations or expansions to approved developments that do not create additional impacts on public facilities:

Potable water facilities

Service provider - Exempted

Source - Environmental Services Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider - Exempted

Source - Environmental Services Department

Reference - see Section O of this staff report

Solid waste facilities

Findings - Exempted

Source - Growth Management Department

Stormwater management facilities

Findings - Exempted

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings - Exempted

Source - Growth Management Department

Roads facilities

Findings - Exempted

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings - Exempted

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings - Exempted as not creating additional impacts to public services

Source - Growth Management Department

Reference - see Section P of this staff report

Development that does not create additional impact on public facilities includes:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

Exempted development will be treated as committed development for which the county assures concurrency.

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:

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 #3:

Three (3) copies 24" x 36" of the approved plat.

Item #4:

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

Item #5:

One (1) copy of Tax Collector's paid property tax receipt.

Item #6:

Original executed Declarations of Covenants and Restrictions for the homeowner's association.

Item #7:

Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.

Item #8:

One (1) digital file copy of the plat in AutoCAD 2004 drawing format (.dwg). The digital version of the boundary survey must match the hardcopy version as submitted.

Item #9:

One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate with an explanation of its change signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #10:

Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current cost estimate labeled Exhibit A and corresponding surety labeled as Exhibit B.

V. Local, State, and Federal Permits

All of the applicable local, state and federal permits have been issued.

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:	\$13,890.00	\$13,890.00	\$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.

X. General application information

Applicant: Manatee Isles, LLC
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561488-9509

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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