



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

INDIAN RIVERSIDE PARK REVISED FINAL SITE PLAN ADMINISTRATIVE AMENDMENT

Applicant/Owner:	Martin County BOCC
Agent for the Applicant:	Deanna Foriere, Engineering Design & Construction, Inc.
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	I025-006
Record Number:	DEV2024010005
Report Number:	2024_0307_I025-006_Staff_Report_Final
Application Received:	01/11/2024
Transmitted:	01/16/2024
Date of Report:	03/07/2024

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B. Project description and analysis

This is a request by Engineering Design & Construction, Inc., on behalf of Martin County BOCC for approval of an administrative amendment for revisions to the Final Site Plan to accommodate the construction of 57 parking spaces and related site improvements. The subject site is located within Indian Riverside Park at 1707 NE Indian River Drive, adjacent to Captain Sewall's historic house, in Jensen Beach. Included is a request for a Certificate of Public Facilities Reservation.

The project is located inside the Primary Urban Services District

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	Comp Planning Review	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Services Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Non-Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Emergency Mgmt Review	Sally Waite	772-285-2298	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	Non-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	John Sinnott	772-320-3047	Pending

D. Review Board action

This application complies with the threshold requirement for processing as an administrative amendment, pursuant to Section 10.15, LDR, Martin County, Fla. (2023). As such, final action on this application will be taken by the Growth Management Director.

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023), 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 is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

E. Location and site information

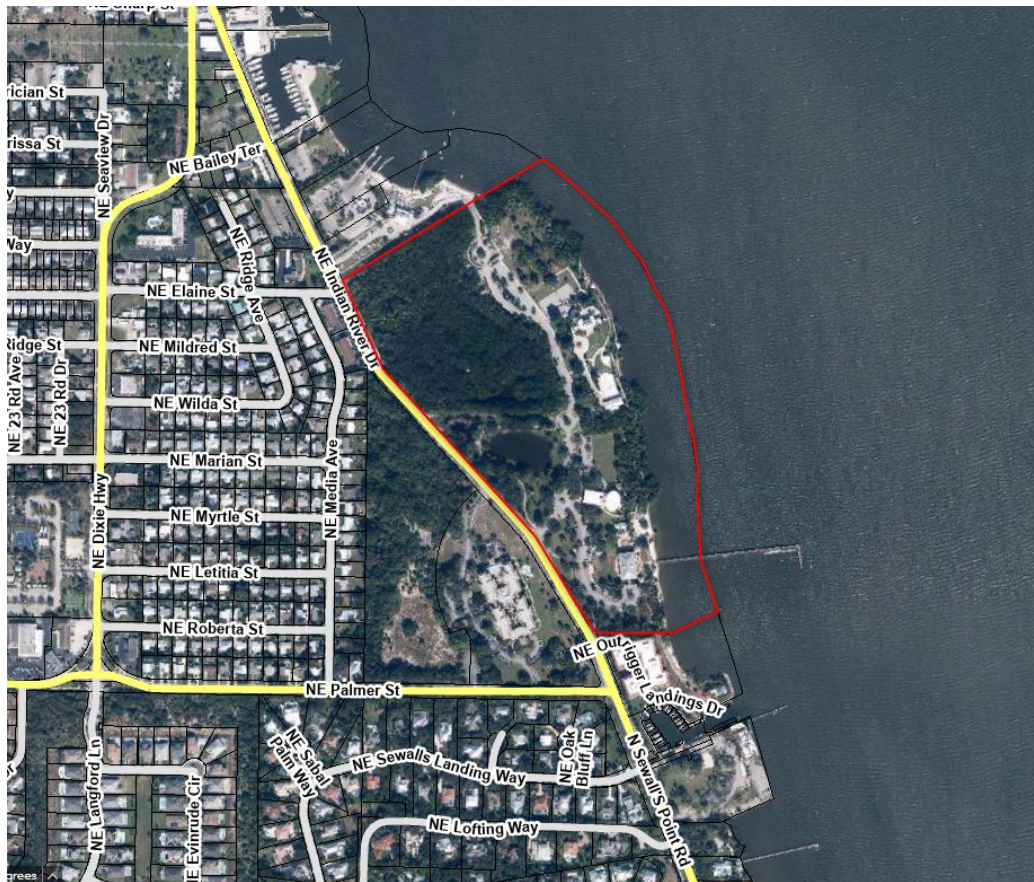
Parcel number: 26-37-41-000-000-00360-5

Address: 1707 NE Indian River Drive, Jensen Beach

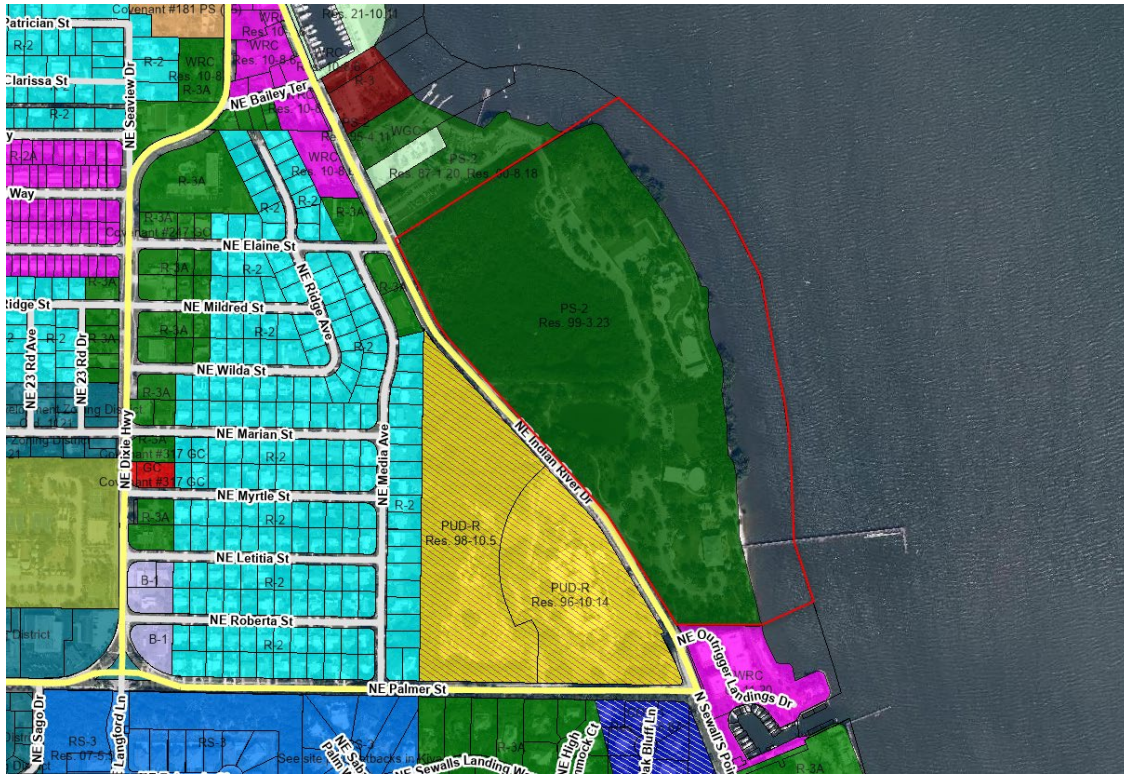
Existing Zoning: PS-2 (Public Service District)

Future Land use: General Institutional

**Figure I:
Location Map**

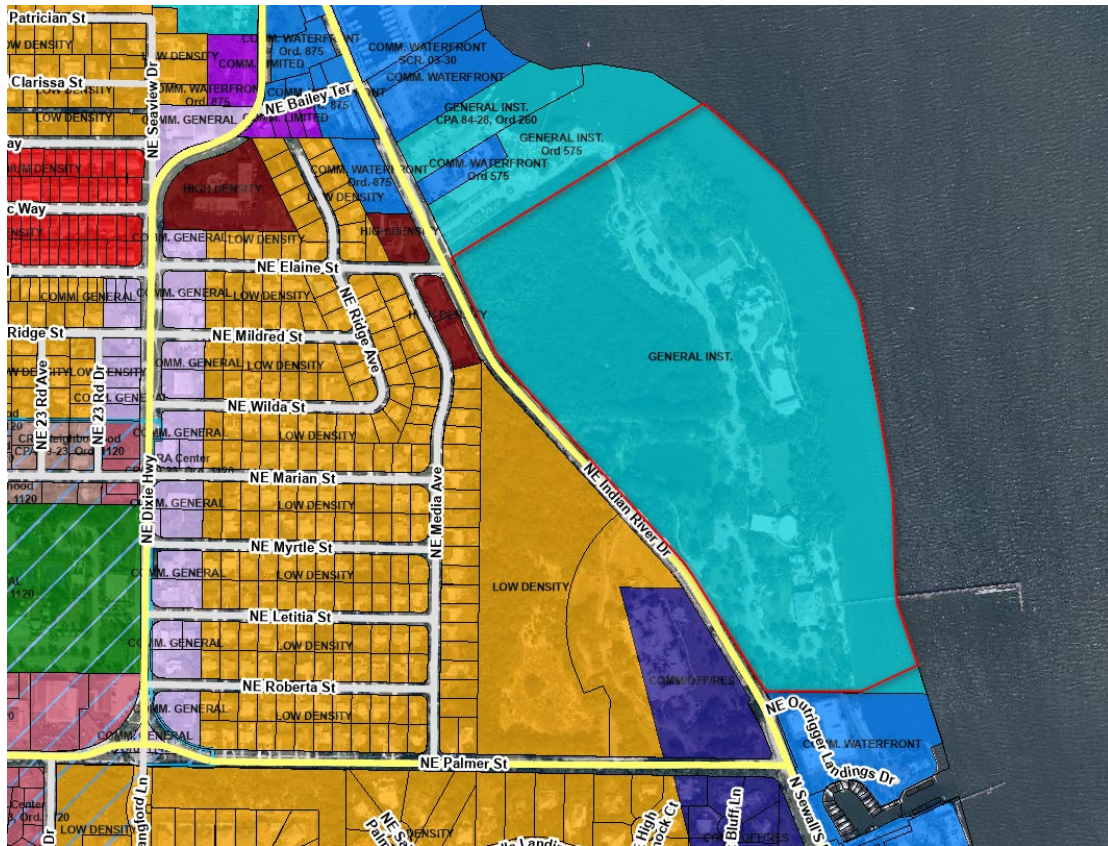


**Figure II:
Zoning Map**



Property to the East: Indian River Lagoon
Property to the North: PS-2
Property to the West: R-3A, R-2, PUD-R
Property to the South: WRC

**Figure III:
Future Land Use Map**



Property to the East: Indian River Lagoon
Property to the North: General Institutional
Property to the West: High Density, Low Density, Commercial/Office/Residential
Property to the South: Marine Waterfront Commercial

F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Unresolved Issues:

Item #1:

Generic Comp Plan Compliance:

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. Martin County, Fla., CGMP, § 1.3

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

Unresolved Issues:

**Item #1:
Site Plan**

1. Please update “Overall Site Plan” on the Sheet 1 title block to “Revised Overall Site Plan.”
2. Remove “Parking Expansion” from Sheet 1 title block.
3. Please identify the public boat ramp adjacent to the sailing center on Sheet 1.
4. Please update “Site Plan” on the Sheet 2 title block to “Revised Final Site Plan.”
5. Sheet 1:
 - a. The overall site data needs to be shown on Sheet 1, including overall site area, zoning, future land use designation, building uses/square footage, and pervious/impervious areas breakdown. The site data on Sheet 2 can be moved to Sheet 1.
 - b. Please provide the total existing parking and total proposed parking on the site. The required parking rate does not need to be included.
 - c. Please remove the sub-basin table and sub-basin lines on Sheet 1.
 - d. Please do not highlight the parking expansion work on Sheet 1. The linework should be consistent, including the sailing center/boat ramp area. Do not gray out the remaining portions of the site.
 - e. The north arrow on Sheet 1 is incorrect.
6. On the Sheet 2 graphic, please depict the number of parking spaces for each parking area.
7. On Sheet 2, please depict the width of the existing sidewalks. The unobstructed sidewalk width, taking into account vehicle overhangs, must be at least 6 feet.
8. Provide a detail for Standard & Accessible Parking to include dimensions, curb or wheel stop, overhang and signage.
9. Please include the revision date on subsequent resubmittals.

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

Community Redevelopment

N/A – This project is not located within a Community Redevelopment Area; therefore, staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Commercial Design

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Unresolved Issues:

Item #1: Wildlife/Listed Species Survey

Please provide a wildlife/listed species survey of the area that is currently undeveloped and proposed to be cleared for the parking expansion. The survey shall be conducted by a qualified environmental professional and be in conformance with Section 4.32, LDR, Martin County, Fla.. Any permits required as a result of the survey (i.e. gopher tortoise relocation permit) shall be obtained prior to the county authorizing land clearing.

Landscaping

Unresolved Issues:

Item #1:

Vua Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR].

All trees required within vehicular use areas shall be shade trees. [Section 4.664.B.2.a., LDR]

Remedy/Suggestion/Clarification:

Eagleston Holly do not meet the definition of a shade tree since they typically do not achieve the minimum size of 35' x 30' but are generally considered to only reach 18' x 14'. Consider a substitution such as Gumbo limbo or Live Oak where room allows. There is an existing 18" live oak shown to be removed close to a proposed island in the new lot. Consider protecting this oak by enlarging an island around this tree and eliminating the adjacent smaller islands shown.

There is another tree, 26" Gumbo Limbo shown to be removed because it is close to the 10' sidewalk. Verify that this location is accurate and/or if this small section of sidewalk can utilize structural soil to protect the tree in place.

The shrub mass under the new median is shown to be planted with 350 cocoplum shrubs, this will require substantial trimming to maintain this as a shrub mass; consider replacing with the variety of horizontal cocoplum to reduce needed maintenance and quantity for coverage.

Crepe Myrtle are also not considered to be shade trees. The Landscape Code does not allow crepe myrtle to satisfy landscape tree requirements unless located under powerlines. It is encouraged that within a natural park situation, all vegetation consist of native species. Staff suggests that Citharexylum (Fiddlewood trees) would be a nice substitution.

Item #2:

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR].

Remedy/Suggestion/Clarification:

Verify that locations on the tree survey are accurate. The 18” oak discussed above is shown to be between the existing sidewalk and chainlink fence. However, the aerial and street view indicate the tree is behind the fence. Please verify to facilitate tree protection.

Item #3:

Construction Standards - Tree Protection

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR].

Remedy/Suggestion/Clarification:

The tree survey and clearing plan are unclear as to what type of vegetation is existing within the limits of clearing. Are no other protected trees existing? Can the existing sabals not be relocated?

Item #4:

Landscape Protection And Maintenance

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

Protection of required landscaping.

1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

Maintenance of required landscaping.

1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall

include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.

3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

Remedy/Suggestion/Clarification:

Add required notes.

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:

This application satisfies the Adequate Public Facilities Standard; it is exempt as it is construction of a facility identified in the CIE of the Comprehensive Growth Management Plan, or the adopted Martin County Capital Improvement Program. [Martin County, Fla., LDR Article 5, Division 2, Section 5.32.B.3.g) (2009)]

L. Determination of compliance with county surveyor - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Engineering

Unresolved Issues:

Division 8: Excavating, Filling, and Mining

1. Provide a dewatering plan.

Division 9: Stormwater Management

1. Provide design certification language per LDR Section 4.384.A.2
2. Demonstrate that 3-inches of required water quality is provided per LDR Section 4.385.F.4.
3. Provide end treatments at dry detention area.

Division 19: Roadway Design

1. It appears that additional/revised traffic control is needed at the south end of the proposed improvements to minimize conflicts.
2. Revise details provided on Sheet 8 for consistency with Martin County Standard Details (adopted 2019).
3. Call out proposed ramps and provided additional proposed elevations.
4. Provide construction details for proposed crosswalks. It is unclear what is being proposed. Paver brick is not permitted. Stamped asphalt detail may be appropriate.
5. Provide splitter island for vehicular traffic approaching the proposed round-a-bout from the north.

Development Order

1. The developer/owner shall pay hauling fees to Martin County for any fill excavated from the site in connection with the construction appearing on the approved Final Site Plan and approved Construction Plans, and hauled offsite. 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

Unresolved Issues:

#1 Please provide an AutoCAD dwg file of the boundary and topographic survey.

Addressing

Unresolved Issues:

#1 Please label NE Indian River Dr on the overall site plan.

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)]

There are minor drawing redlines to be approved prior to post approval completion.

Wellfield Protection

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Rescue

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Unresolved Issues:

1. Provide ADA spaces based on the number of additional proposed parking stalls.
2. Provide accessible route from ADA stalls to internal sidewalk.
3. Provide additional proposed elevations in the locations of any proposed ramps.

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 – Pending 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 – Pending 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 and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below.

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. Rolled. The construction drawings must be approved by the Utilities and Solid Waste Department prior to post approval completion.

Item	Description	Requirement
6.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
7.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
8.	Digital Copy of Site Plan	One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
9.	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.
10.	Hauling Fee	A hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$. shall be paid within sixty (60) calendar days of the project approval.
11.	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 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:	\$3,850.00	\$3,850.00	\$0.00
Inspection fees:	\$4,160.00	\$0.00	\$4,160.00
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 on the post approval checklist.
- ***Impact fees are required at building permit.

X. General application information

Applicant/Owner: Martin County BOCC
2401 SE Monterey Road
Stuart, FL 34996
Todd Foust
772-221-1328
tfoust@martin.fl.us

Agent/Engineer of Record: Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
Deanna Foriere
772-462-2455
deannaforiere@edc-inc.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