



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, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	M035-217
Record Number:	DEV2023100015
Report Number:	2024_0927_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

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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 revised master and final site plan to modify the size of the proposed restaurant and operations/retail/office area, and remove the previously approved accessory dwelling units from Phase IV. The subject property, a portion of Martin Downs PUD Parcel 29, consists of approximately 10 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.

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	Non-Comply
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Lindy Cerar	772-320-3055	Non-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	Non-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	Pending
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Matthew Hammond	772-288-5512	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 Review	John Sinnott	772-320-3047	Pending

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 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 numbers: 07-38-41-015-000-00010-0, 07-38-41-000-000-00010-7, & 07-38-41-015-000-00001-1

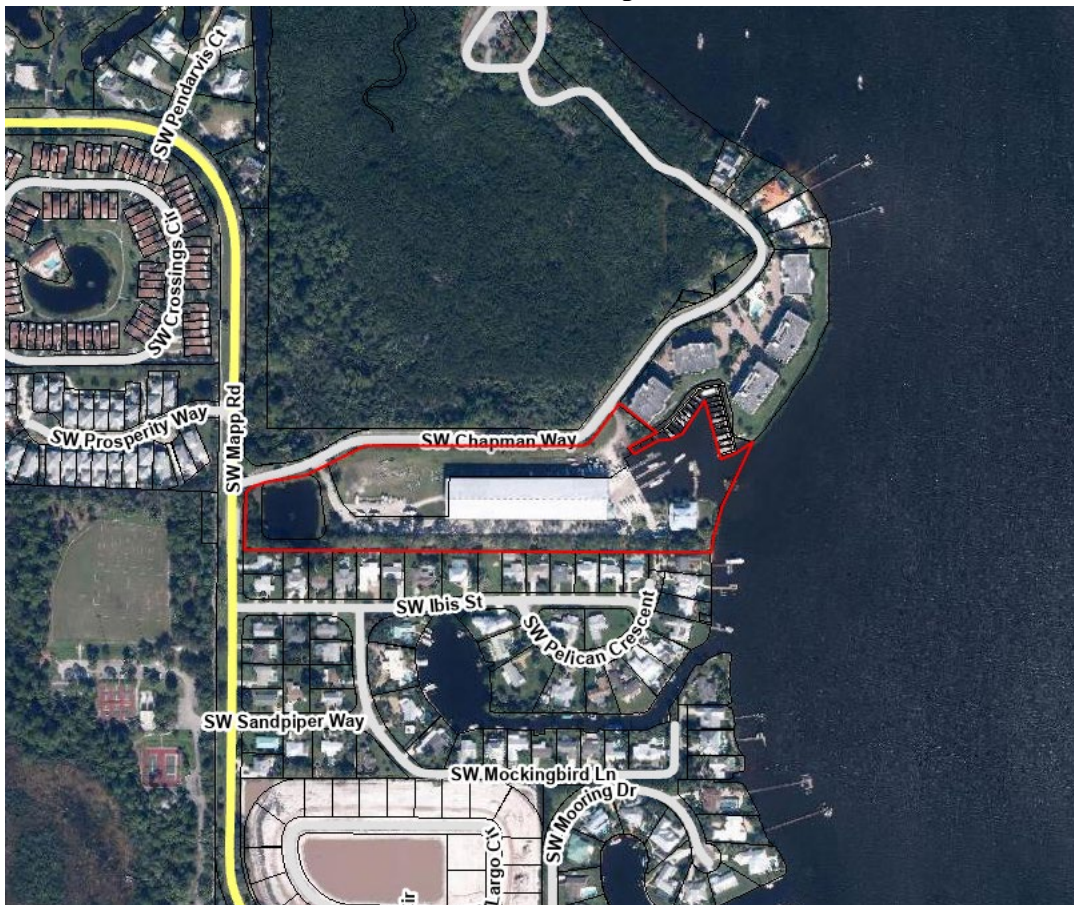
Address: 1400 SW Chapman Way, Palm City

Existing Zoning: PUD-R (Martin Downs PUD)

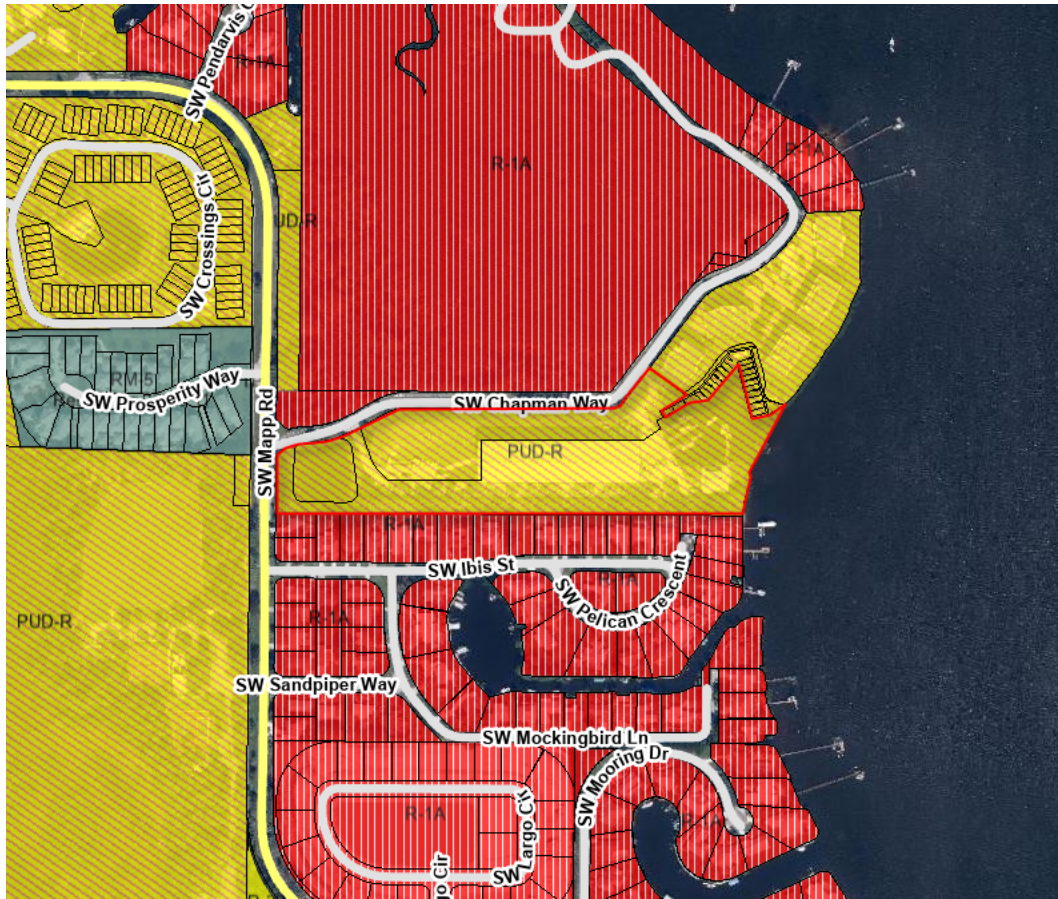
Future Land use: Commercial Waterfront

Gross area of site: 10.05 acres

**Figure I:
Location Map**

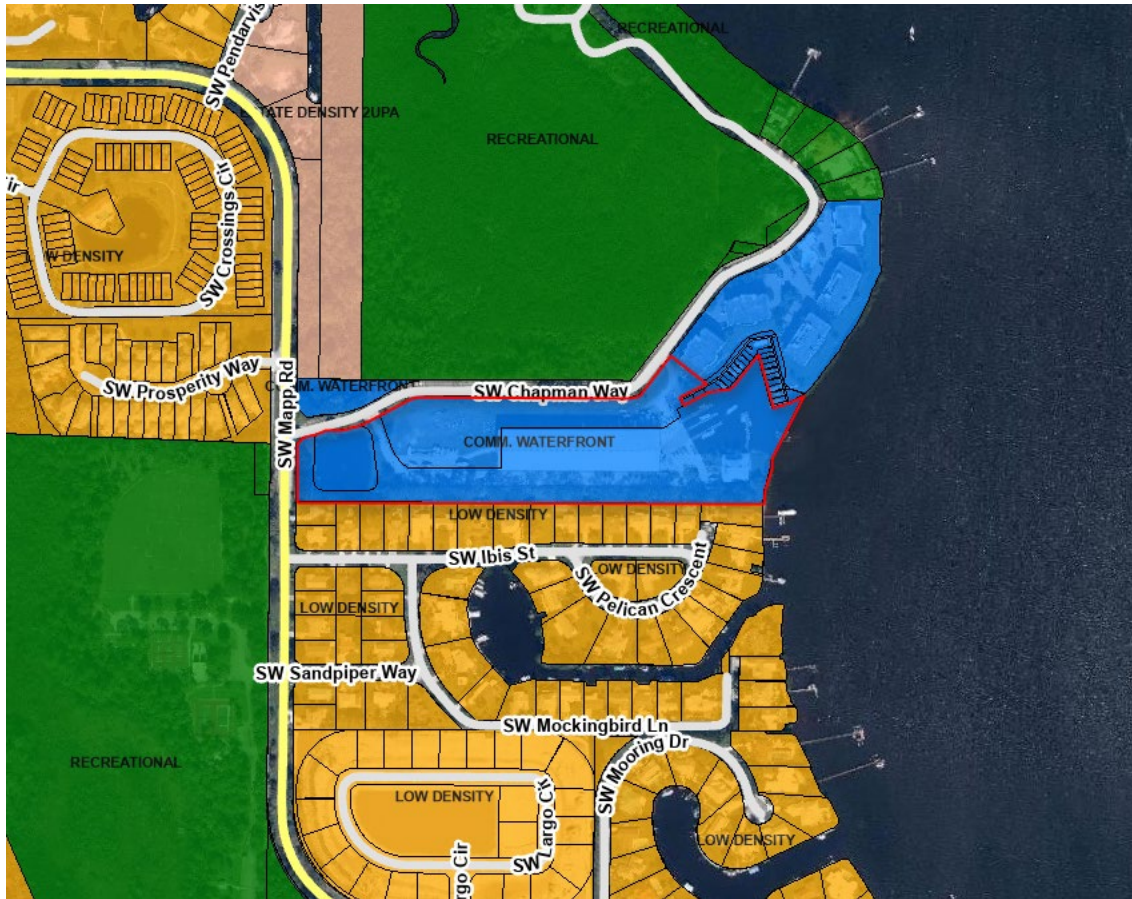


**Figure II:
Zoning Map**



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

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. The detail for the 6' tall privacy fence on the south side of the Phase IV building should be included as a detail on the site plan. Additional sheets can be added to the site plan if necessary.
2. The total site area on the previously approved master/final site plan is 10.91 acres. The total site area on the round 1 proposed master/final site plan is 10.05 acres. The total site area on the round 2 proposed master/final site plan is 10.85 acres. Please address this discrepancy.
3. Open Space Calculations
 - a. As noted previously, artificial turf should be counted towards impervious area. The response letter indicates the artificial turf has been included in the impervious area calculation. However, the impervious area totals are the same as the round 1 site plan. Please clarify and update where necessary.
4. Phasing Plan Breakdown:
 - a. Please remove "(existing)" after Phase II.
 - b. Please update Phase IV description to reflect demolition/reconstruction of the building, not renovation.
 - c. Update the square footages in the Phase IV description to reflect the proposed building data.
5. General Notes:
 - a. Please update the lighting fixtures note to reflect Martin County LDR, Section 4.873.C. Lighting fixtures shall be a maximum of 20 feet in height within a parking lot and shall be a maximum of 15 feet in height within nonvehicular pedestrian areas.
6. The response letter indicates that the 20' wide ingress/easement north of the existing boat storage building depicted on the previously approved master/final site plan has been abandoned. Please provide the recording information for the abandonment.
7. The overall building height exceeds the maximum allowable height of 40'. The Slippery Fish tower portion of the structure does not fit within the height exception criteria of Martin County LDR, Section 3.14.B(2) and must comply with the 40' maximum height requirement.

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

The commercial design standards of Martin County LDR, Article 4, Division 20 were updated with the adoption of Ordinance No. 1205 in September 2023.

Unresolved Issues:

Item #1

Peaked Roofs

Peaked roofs shall:

Have an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to an average slope of one foot of vertical rise for every one foot of horizontal run.

[MARTIN COUNTY, FLA., LDR §4.872.G.3 (2023)]

Remedy/Suggestion/Clarification:

The proposed 3:12 roof slope is less than one foot of vertical rise for every three feet of horizontal run. Please revise to meet the code or provide alternative compliance request.

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

Unresolved Issues:

Item # 1

Concurrent Shoreline Permit

Shoreline permit GMD2024050440 is under review for this property in response to recent unauthorized filling that was done along this shoreline. This permit requires terracing and a 'living shoreline' of native plants that is required to be maintained in perpetuity.

The revised final site plan and landscape plan need to identify this 50' SPZ as a Wetland Buffer/Living Shoreline feature. Also, the landscape Plan needs to be consistent with this revised shoreline planting plan and terracing. Please coordinate with the contractor the owner hired to do this work so that the landscape plan is consistent with this terraced planting plan. Add a note on the landscape plan and final site plan that perpetual maintenance is required of this area.

There is also an area of riprap and mangroves being proposed near the existing mangroves located north of the marina. Add a label to the revised Final Site Plan and Landscape Plans identifying this shoreline feature as well.

Item # 2

Landscape Plan

The revised final site plan does not match the previously approved landscape plan that was submitted with this application. Artificial turf was added on the revised final site plan in areas that were not included on the approved landscape plan. Remove the proposed artificial turf and submit revised plans that include landscaping in this added area around the proposed restaurant. Areas of artificial turf cannot be used as open space or as landscape area.

It may be presumed that artificial turf can reduce water and fertilizer usage and these goals are appreciated. However, the use of artificial turf is discouraged. In addition to radiating high heat, new research has indicated that synthetic turf contributes to plastic pollution in the environment in addition to potential harmful impacts to human health. Many states and municipalities are instituting bans on using synthetic turf on public properties.

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

Unresolved Issues:

Signed and Sealed Construction Plan

1. Revise Construction Plans to provide all sidewalks with a minimum 6-foot-wide unobstructed width. [LDR Section 4.843.G.3]

Development Order Condition:

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

Pending – Emergency management comments are forthcoming.

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

ADA

Unresolved Issues:

1. Provide detectable warning mats at the two pedestrian crossings between the ADA parking stalls and the proposed structure to indicate the boundary between pedestrian and vehicular routes.
2. Revise the Paving, Grading, Drainage, and Utility Plan to provide additional sidewalk elevations to demonstrate a maximum running slope of 5% and cross slope of 2% from the ADA parking stalls to the proposed structure (ADA Standards for Accessible Design 403).

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.
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.
8.	Approved Elevations	One (1) copy 24" x 36" of the approved elevations signed and sealed by a licensed architect.
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.

Item	Description	Requirement
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

Agent: Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994
Brian Nolan, AICP, ASLA
772-220-2100
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

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