



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## ANCHOR AVENUE RESIDENTIAL CARE FACILITY REVISED MINOR FINAL SITE PLAN ADMINISTRATIVE AMENDMENT

Applicant/Property Owner:	Manatee Place, LLC
Agent for the Applicant:	Patti Tobin, HJA Design Studio
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	M169-005
Record Number:	DEV2024010007
Report Number:	2024_0411_M169-005_Staff_Report_Final
Application Received:	02/13/2024
Transmitted:	02/14/2024
Date of Report:	03/08/2024
Application Received:	03/14/2024
Transmitted:	03/15/2024
Date of Report:	04/11/2024

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### *B. Project description and analysis*

This is a request by HJA Design Studio on behalf of Manatee Place, LLC, for approval of an administrative amendment to a minor final site plan to change the use of an existing six (6)-bed neighborhood assisted residence to a residential care facility with eleven (11) beds. The site currently consists of an approximately 3,760 square-foot one-story building. No new construction is proposed. The subject site is located at 4931 SE Anchor Avenue, approximately 300 feet north of the intersection of SE Anchor Avenue and SE Dixie Highway in Stuart, within the General subdistrict of the Port Salerno CRA. Included is a request for a Certificate of Public Facilities Reservation.

The project is located inside the Primary Urban Services District with water and wastewater services available from Martin County Utilities.

**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	Comply
G	Site Design Review	John Sinnott	772-320-3047	Comply
H	Community Redevelopment Review	Joy Puerta	772-288-5908	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	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	N/A
K	Transportation Review	Lukas Lambert	772-221-2300	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Services Review	Stephanie Piche	772-223-4858	N/A
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	N/A
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Emergency Mgmt Review	Jeffrey Childs	772-419-2756	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Stephanie Piche	772-223-4858	N/A
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	Elyse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	John Sinnott	772-320-3047	Comply

**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.

The applicant addressed the non-compliance findings from the staff report dated, March 8, 2024, with the resubmittal dated March 14, 2024. The previous staff report and resubmittal 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: 51-38-41-004-003-00040-0

Address: 4931 SE Anchor Avenue, Stuart

Existing Zoning: Port Salerno Redevelopment Zoning District

CRA Subdistrict: General

Future Land use: CRA Center

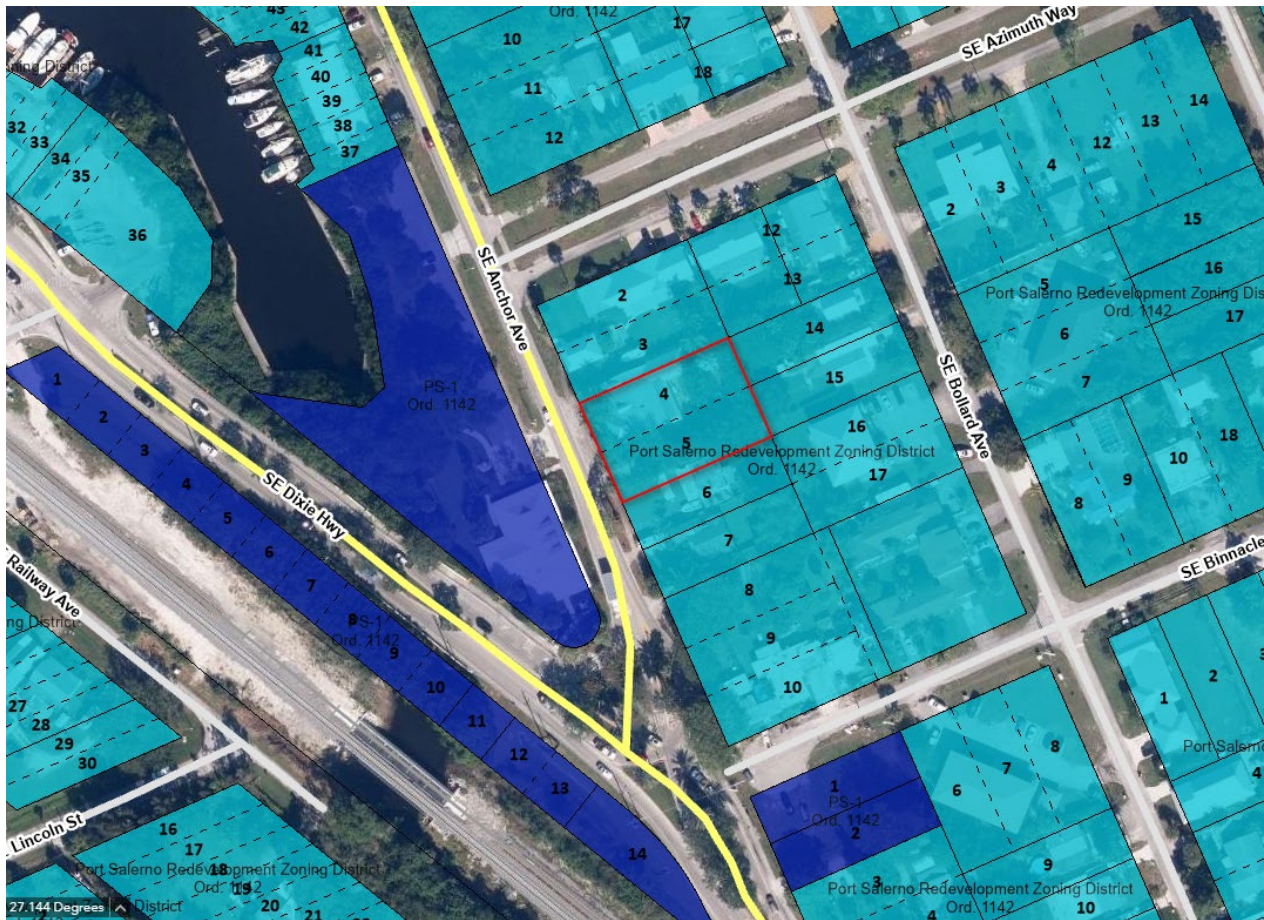
Gross area of site: 0.34 acres

**Figure I:  
Location Map**





**Figure II:  
Zoning Map**



Property to the East: Port Salerno Redevelopment Zoning District  
Property to the North: Port Salerno Redevelopment Zoning District  
Property to the West: Public Service District (PS-1)  
Property to the South: Port Salerno Redevelopment Zoning District

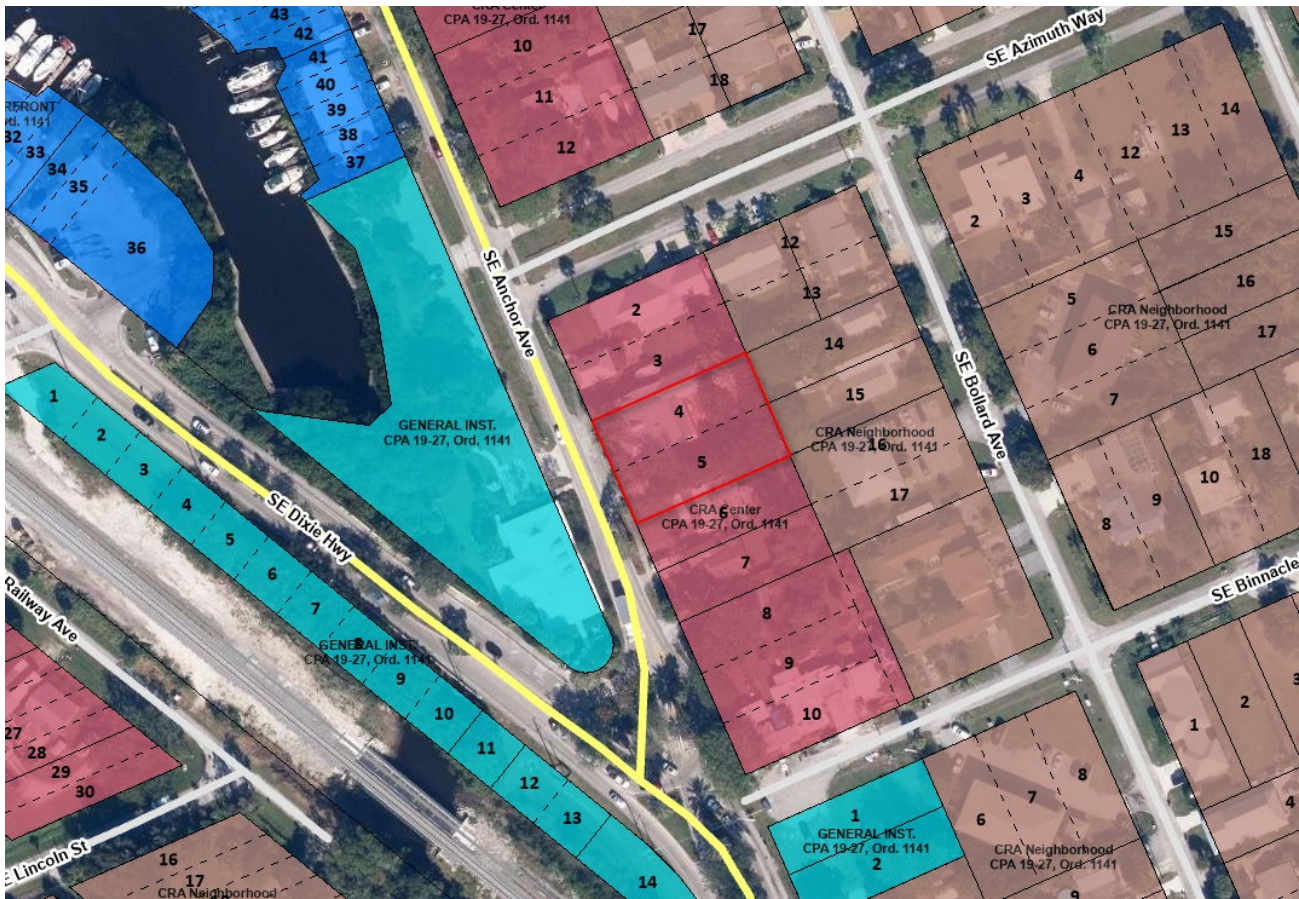
**Figure III:  
CRA Subdistrict Map**



Property to the East: Multifamily  
Property to the North: General  
Property to the West: N/A  
Property to the South: General



**Figure IV:  
Future Land Use Map**



Property to the East: CRA Neighborhood  
Property to the North: CRA Center  
Property to the West: General Institutional  
Property to the South: CRA Center

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

**Findings of Compliance:**

Staff has reviewed this application and finds that 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 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.

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

**Community Redevelopment**

N/A - Staff review for architectural standards is not applicable for this project since no exterior work is 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**

**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**

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

***K. Determination of compliance with transportation requirements - Engineering Department***

**Traffic**

CRA's are designated Transportation Concurrency Exception Areas (TCEA). Development within the TCEAs shall be exempt from the County's transportation concurrency requirement. [Martin County Comprehensive Growth Management Plan, Policy 18.4D.1. (2018)]

***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**

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

***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Electronic Files**

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

**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**

**Findings of Compliance:**

Any new addition or tenant improvement that requires addition or modification to an existing life safety system will require a separate permit obtained by a licensed contractor registered with Martin County and issued by the Fire Prevention Division. If you need any further clarification contact the Fire Prevention Office at (772) 288-5633.

**Emergency Management**

**Findings of Compliance:**

Staff has reviewed this application and finds it in compliance with the applicable land development regulations.

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

**ADA**

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

***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 – In Place

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – In Place

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 – In Place

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 – In Place

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

Source - Engineering Services Department

Reference - see Section L 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.



Item	Description	Requirement
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.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format 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 so that no transfer has occurred.
6.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
7.	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.
8.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

***V. Local, State, and Federal Permits***

N/A – There is no construction proposed as part of this application. No pre-construction meeting is required.

***W. Fees***

Public advertising fees for the development order will be determined and billed at time of post approval requirements request. 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:	N/A	N/A	N/A
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: Manatee Place, LLC  
 P.O. Box 1604  
 Jensen Beach, FL 34958  
 Krystal Powell

Agent: HJA Design Studio  
 3500 SW Corporate Parkway, Suite 203  
 Palm City, FL 34990  
 Patti Tobin  
 772-678-7200 ext. 212  
[ptobin@hjadstudio.com](mailto:ptobin@hjadstudio.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