



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PORT SALERNO ANIMAL HOSPITAL REVISED MINOR FINAL SITE PLAN

Applicant:	Sawubona LLC (Jason White)
Property Owner:	Sawubona LLC
Agent for the Applicant:	Mathers Engineering Corporation (William Mathers, P.E.)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P181-002
Record Number:	DEV2023040019
Report Number:	2023_0815_P181-002_DRT_STAFF_FINAL
Application Received:	05/12/2023
Transmitted:	05/15/2023
Date of Report:	08/15/2023

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B. Project description and analysis

This is a request by Mathers Engineering Corp., on behalf of Sawubona LLC for approval of a revised minor final site plan. The project proposes three additions to an existing Veterinary Clinic Building totaling 3,077 square feet. The total area of the Clinic after the additions will be approximately 6,203 sf. The project site is approximately 0.98 acres and is located on the north-west corner of SE Dixie Hwy and SE Saint Lucie Boulevard at 4515 SE Dixie Highway in Stuart. 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	Comprehensive Plan Review	Brian Elam	772-288-5501	Non-Comply
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
H	Commercial Design Review	Brian Elam	772-288-5501	Non-Comply
I	Property Management Review	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	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 Review	Michael Grzelka	772-288-5920	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
O	South Martin Regional Utility (SMRU)	Kim McLaughlin	772-546-6259	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Non-Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Michael Grzelka	772-288-5920	Comply
R	School Board Review	Mark Sechrist	772-219-1200	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	Comply
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Pending

D. Review Board action

This application complies with the threshold for processing as a minor development, pursuant to Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2019). As such, review and final action will be taken by the County Administrator.

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 number: 523841008000002201
 Address: 4515 SE Dixie Highway, Stuart Florida
 Existing Zoning: B-1; Business District
 Future Land Use: Commercial General
 Nearest Major Road: SE Dixie Hwy & SE Saint Lucie Boulevard
 Gross Area of Site: 0.98 acres

Table 1 Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	ROW (SE Evans Terrace)	N/A	N/A
South	ROW (SE Dixie, St. Lucie)	N/A	N/A
East	Gas Station	Commercial General	B-1, Business District
West	Plumbing Business	Commercial General	B-1, Business District

Figure 1 Location Map



Figure 2 2021 Aerial

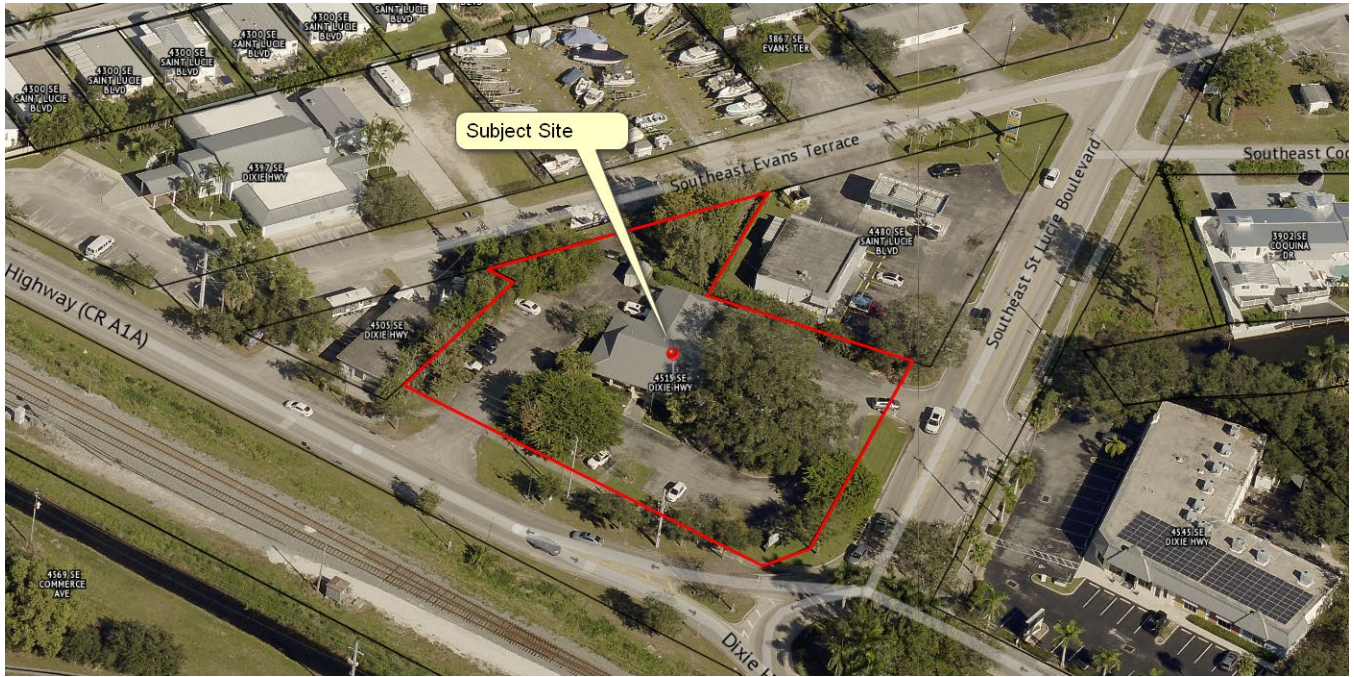


Figure 3 Subject Property Future Land Use

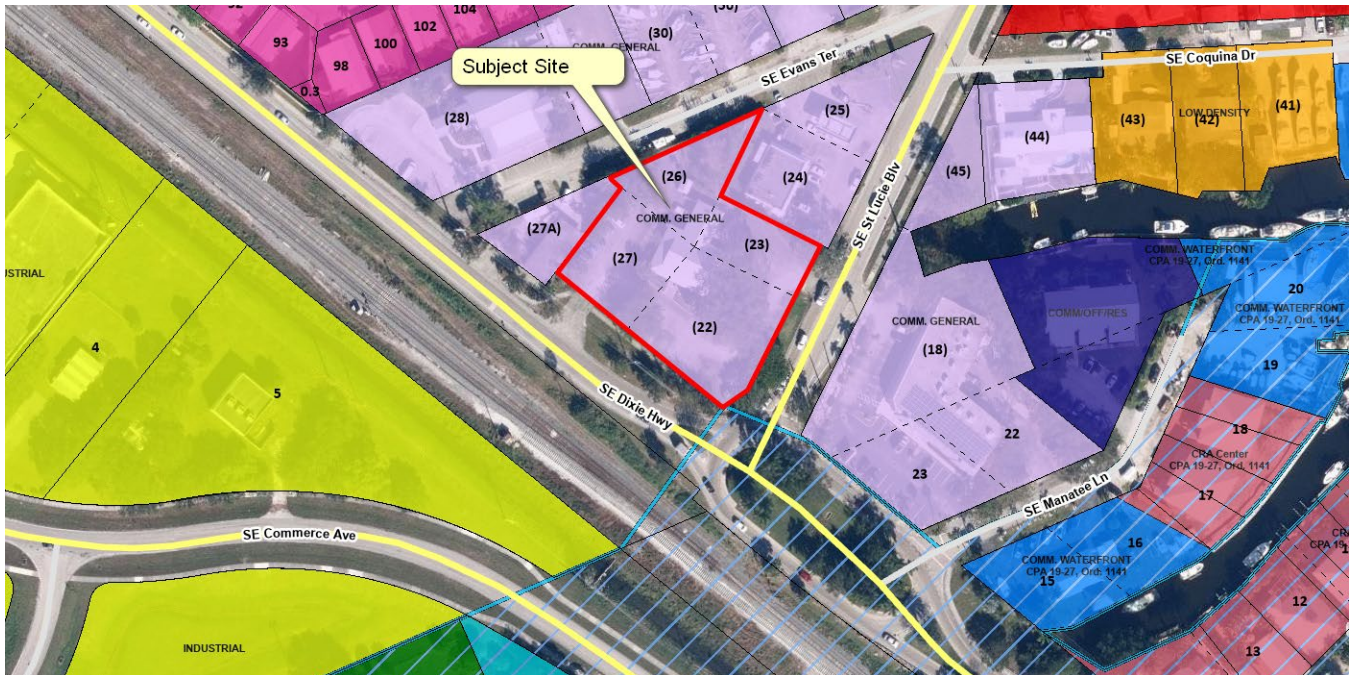


Figure 4 Subject Property Zoning Atlas



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

Unresolved Issues:

Item #1

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 POLICY 4.1A.1. (2016).

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

Unresolved Issues:

Item #1

Title

Change the drawing title to “Revised Final Site Plan”.

Item #2

Data Table

1. Provide the Parcel Control Number on the Revised Final Site Plan.
2. Add a Pervious Table listing the constituents’ areas in square feet, acres and % as the other site data is presented.
3. Add a Legend to the Revised Final Site Plan.

4. Provide a dumpster detail on the Revised Final Site Plan. Dumpsters must be screened per Landscape design standards MARTIN COUNTY, FLA., LDR §4.663.A.6. (2014).
5. List the Project Team to include Client/Property Owner and Engineer.
6. Demonstrate compliance with setbacks in a table with Required, Provided columns and measurements on the Revised Final Site Plan.

Table 2 Structure Setbacks

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
C	B-1	20	20	20	20	20	20	20	20	0†	0†	0†	

† None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:

- a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.
7. List Maximum Building Height as 35 feet. List the Provided Building Height next to the maximum. Demonstrate building height on the elevation drawings per MARTIN COUNTY, FLA., LDR §3.14.A (2005).

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

Urban Design

Unresolved Issues:

Item #1

Exterior Elevation Drawings

1. Demonstrate the building height with measurements on the elevation drawings per MARTIN COUNTY, FLA., LDR §3.14.A (2005).
2. Commercial Design requires a bike rack. If one exists show it on the site plan. If not place one on the site per MARTIN COUNTY, FLA., LDR §4.873.A and §4.873.B (2013).
3. If there are any existing lighting on poles show them on the site plan and list them in the Legend. Provide a detail on the Revised Final Site Plan for any new or existing Lighting. You must demonstrate compliance with MARTIN COUNTY, FLA., LDR §4.873.C (2013).
4. Provide a slope triangle for the proposed and existing roofs.

Community Redevelopment Area

N/A - This project does not lie within a Community Redevelopment Area.

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

Unresolved Issues:

It has been determined that the Applicant is required to dedicate a corner clip at the corner of SE St. Lucie Boulevard and SE Dixie Highway for the sidewalk, pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010).

The following is a list of the required due diligence materials:

TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication site.
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

Note: The applicant did not provide a Title Commitment.

SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication site.
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

Note: The applicant did provide a sketch and legal description. The County's Surveying Division reviewed the sketch and legal description and requires changes be made. The applicant did not provide a boundary survey of the dedication site.

J. Determination of compliance with environmental and landscaping requirements – Growth Management

Environmental

Findings 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

General Landscape Design Standards

Please demonstrate compliance with the following general landscape requirements on the provided plans:

- a. The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)
- b. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."

Remedy/Suggestion/Clarification:

Add these required notes.

Item #2

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]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and no use of concrete, paint, chemicals or other foreign substances.
4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

Remedy/Suggestion/Clarification:

The construction documents do not show any barricades for tree protection. Any trees within 15 feet of demolition or new construction shall be barricaded. It is recommended that the area of large oaks in front of the existing building/proposed addition be barricaded and protected as a cluster of trees with orange barricade fencing encircling the protected area. Add locations of tree barricades to clearing plans.

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:

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (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

Unresolved Issues:

1. Remove the asphalt driveway connection to SE Evans Terrace within the County Right-of-Way and stabilize with Bahai grass.
2. Adjust the existing curb near the southeast corner of the proposed addition #1 to adequately direct both traffic and storm water.

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

Electronic Files

Findings of Compliance:

Both the AutoCAD site plan and boundary survey dwg files were not set correctly in state plan coordinates. When brought into our GIS mapping software, they fell 260 miles southwest of the actual location.

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. (2023).

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 and Groundwater

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

Unresolved Issues:

Previous discussions raised the possible requirement for alarm and fire sprinkler protection.

Please provide a determination for the Architect of record.

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

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. [2020 Florida Building Code, Accessibility, 7th Edition]

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

Martin County Health Department

N/A – The proposed development is on water and sewer.

Martin County School Board

N/A - The application does not contain a residential component. 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 requirement – responsible departments

The following is a summary of the review for compliance with the standards contained in Section 5.32.D., LDR, Martin County, Fla. (2016), 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)

Sewer 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 - pending 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

Road's facilities (Section 5.32.D.3.f, LDR)

Findings - positive evaluation
Source - Engineering Department
Reference - see Section K of this staff report

Potable water facilities

Service provider - Martin County
Findings - positive evaluation
Source - Utilities and Solid Waste Department
Reference - see Section O of this staff report

Mass transit facilities (Section 5.32.D.3.h, 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 - pending evaluation
Source - Growth Management Department

Reference - see Section P of this staff report

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

Findings - positive evaluation

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 post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

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.	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.
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.	Post Approval Impact Fees	Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of project approval.
4.	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	Description	Requirement
5.	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.
6.	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.
7.	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.
8.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
9.	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.
10.	Approved Elevations	One (1) 24" x 36" copy of the approved elevation drawings signed and sealed by a licensed architect.
11.	Digital Copy of Site Plan	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.
12.	Construction Schedule	Original of the construction schedule.
13.	Cost Estimate	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.
14.	Engineer's Design Certification	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.
15.	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 Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

Item	Description	Requirement
16.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

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:

Fee type:	Fee amount:	Fee payment:	Balance:
Application review fees:	\$8,750	\$8,750	\$0.00
Advertising fees *:	TBD		
Recording fees **:	TBD		
Inspection	\$4,160		\$4,160
Mandatory impact fees:	N/A		
Non-mandatory impact fees:	N/A		

* 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: Sawubona LLC
 Jason White
 4515 SE Dixie Highway
 Stuart, Florida

Agent: Mathers Engineering Corporation
 William J. Mathers, P.E.
 2431 SE Dixie Highway
 Stuart, Florida

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