



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

USA AUTO WASH, INC. MINOR FINAL SITE PLAN

Applicant:	USA Auto Wash, Inc. (Doug Long)
Property Owner:	USA Auto Wash, Inc.
Agent for the Applicant:	Fox McCluskey Bush Robison, PLLC (Tyson Waters)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	T125-010
Record Number:	DEV2022120005
Report Number:	2023_0602_T125-010_DRT_STAFF_FINAL
Application Received:	01/24/2023
Transmitted:	01/30/2023
Date of Report:	03/13/2023
Application Received:	04/20/2023
Transmitted:	04/25/2023
Date of Report:	06/02/2023

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B. Project description and analysis

This is a request by Fox McCluskey Bush Robison, PLLC on behalf of USA Auto Wash, Inc. for approval of the USA Autowash (T125-009) minor final site plan. The proposed development includes a 3,975 square foot single tunnel car wash, infrastructure, and related amenities. The property is comprised of two parcels totaling approximately 3.781 acres and is located approximately 1,000 feet north of Salerno Road on the west side of Kanner Highway in Stuart. The property has no assigned address at this time. Included with this application is a request for a Certificate of Public Facilities Exemption MARTIN COUNTY, FLA., LDR §5.32.B.3.f.(7) (2009).

The property was rezoned to GC, General Commercial District through resolution 22-11.14 on November 15th, 2022.

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	Commercial Design Review	Brian Elam	(772) 288-5501	Non-Comply
H	Community Redevelopment Review	Brian Elam	(772) 288-5501	N/A
I	Property Management Review	Ellen Macarthur	(772) 221-1334	N/A
J	Environmental Review	Shawn McCarthy	(772) 288-5508	Non-Comply
J	Landscaping Review	Karen Sjoholm	(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	Alice Custis	(772) 288-5956	Non-Comply
N	Electronic Files Review	Emily Kohler	(772) 288-5692	Comply
N	Addressing Review	Emily Kohler	(772) 288-5692	Non-Comply
O	Wellfield Review	James Christ	(772) 320-3034	Comply
O	Water and Wastewater Review	James Christ	(772) 320-3034	Non-Comply
O	SMRU Review	Kim McLaughlin	(772) 546-6259	N/A
P	Fire Prevention Review	Doug Killane	(772) 419-5396	Comply
P	Emergency Management Review	Sally Waite	(772) 219-4942	N/A
Q	ADA Review	Alice Custis	(772) 288-5956	Comply
R	School Board Review	Brian Allen	(772) 219-1200	N/A
R	Health Department Review	Nicholas Clifton	(772) 221-4090	N/A
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 requirement for processing as a minor development, pursuant to Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2019). 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. (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.

E. Location and site information

Parcel number: 553841000045000209, 553841000045000218
 Address: None
 Existing Zoning: GC, General Commercial
 Future Land Use: Commercial General
 Nearest Major Road: South Kanner Highway
 Gross Area of Site: 3.781 acres

Table 1 Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	ROW	N/A	N/A
South	Exxon Gas Station	Commercial General	B-1, Business District
East	ROW (S. Kanner Hwy)	N/A	N/A
West	Undeveloped or Vacant	Estate Density 2UPA, Commercial General	RE-1/2A, GC

Figure 1 Location Map



Figure 2 2021 Aerial



Figure 3 Subject Property Future Land Use

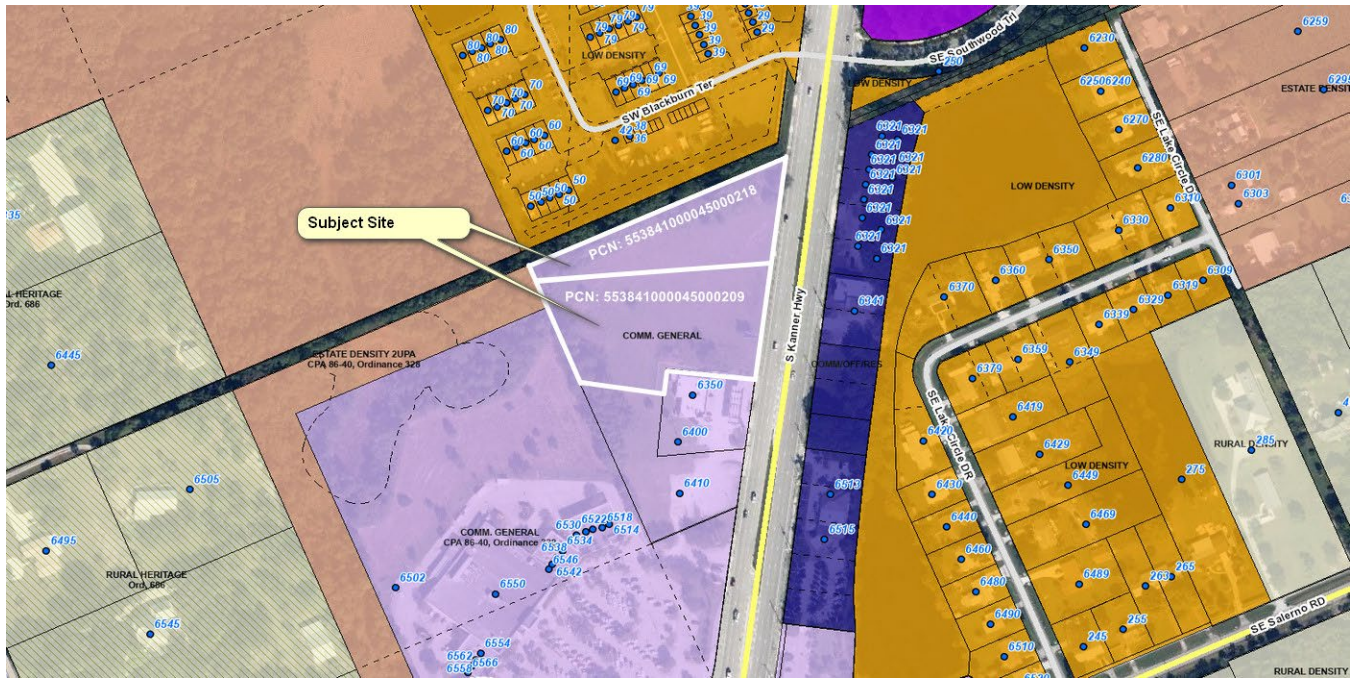


Figure 4 Subject Property Zoning Map

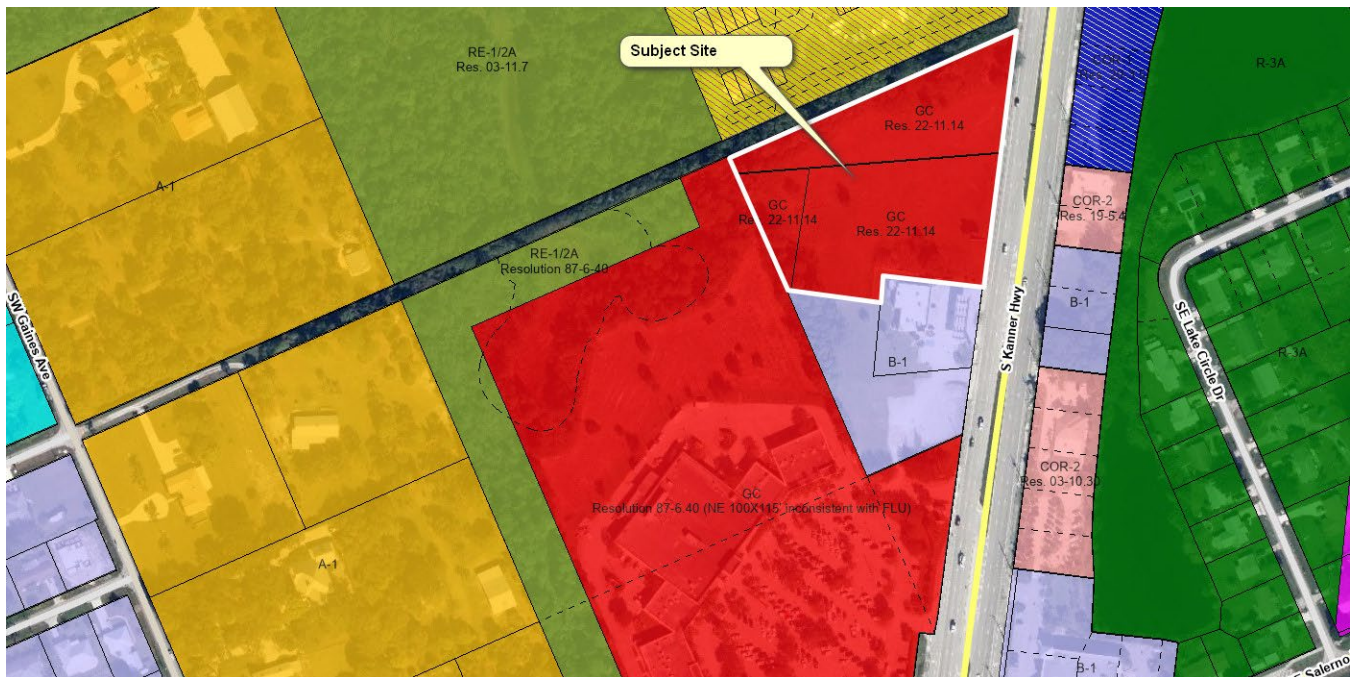
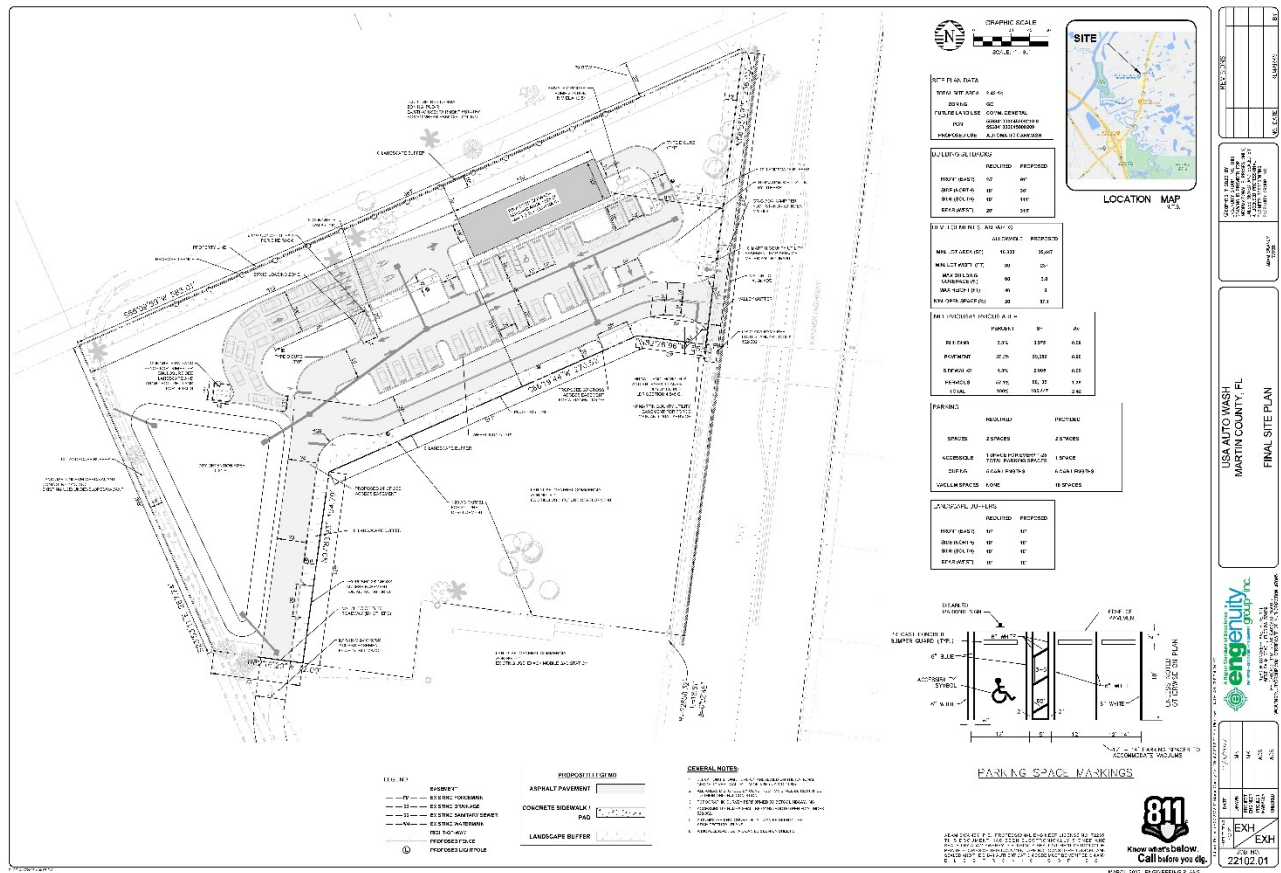


Figure 5 Final Site Plan



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

Site Plan

1. Total Site Area is 3.781 acres. The site plan identifies the Total Site Area as 2.42 acres.

Remedy/Suggestion/Clarification:

- a. Correct the Total Site Area to 3.781 acres.

- b. Identify the 2.42 acres as Total Developed Site Area or Total Project Site Area.
2. Impervious/Pervious Area Table only breaks down Impervious.

Remedy/Suggestion/Clarification:

- a. Provide a separate table for Pervious with a breakdown of areas that it consists of, e.g., buffers, dry retention, etc.
- b. Provide an Open Space data table with a breakdown of areas.
3. Provide a dumpster detail on the site plan. Remove General Note 5.
4. The Existing Use: Future Development on the portion of property that will not be developed must be changed to Undeveloped. Remove “Future Development”.

Note:

The Site Plan should be submitted as a stand-alone drawing. It may consist of more than one sheet if required. Copies of the Site Plan may be within other drawing sets as needed.

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

Commercial Design

Unresolved Issues:

Item #1

Building Elevation Drawings (x4301, x4302)

These sheets are intended to demonstrate compliance with Article 4, Division 20 Commercial Design Standards of the Martin County Land Development Regulations.

1. Provide a detail for the 12” Tiered Cornice.
2. Provide callouts and descriptions for the decorative lights and/or vents not identified on the walls.
3. Identify roofing material.
4. Provide a bicycle rack detail on the Final Site Plan.
5. If there are lights on poles add them to the Final Site Plan Legend and identify them on the site plan. Provide a light pole detail to the Final Site Plan.

Community Redevelopment Area

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

Environmental

Unresolved Issues:

Item#1: Environmental Assessment

As previously requested, please update the assessment with more specific information on listed species as required by Section 4.32, LDR, Martin County, Fla. as shown below:

A list of rare, endangered, threatened or species of special concern, both flora and fauna, with the potential to be found on site. Describe any critical habitat found on site for protected species.

A field survey and map shall be made showing the areas of the site surveyed for listed species. Surveys shall be performed and certified as utilizing appropriate referenced survey methodologies established by the listing agencies. In addition to listed fauna, the survey shall locate specific species of rare, endangered, threatened or unique plants of limited range that have been found (e.g. four-petal paw paw in Jensen Beach sand pine scrub) so that they can be included in preserve areas.

Landscaping

Unresolved Issues:

Item #1

Landscape Buffer yard Requirements

Type 4 buffer yard: A 40-foot-wide landscape strip with a six-foot-high opaque fence or wall. At least one tree and 34 shrubs shall be provided for every 300 square feet of required buffer yard. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity.

Remedy/Suggestion/Clarification:

The north buffer is stated to be a Type D buffer. The Martin County Land Development Regulations identifies buffers as being Type 1 through Type 5. Revise note to label as a Type 4 Buffer.

This Type 4 buffer is identified on the site plan as being a 10' landscape buffer. Please revise the site plan to identify this northern buffer as a Type 4 Buffer.

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:

There are two trees, an 18" pine and a 12" oak, along the west property line. It appears that they are within the existing swale which is not being modified. Explain why this tree clump cannot be protected.

The tree disposition table provided on the plans is still not in compliance with the provided template, but sufficient trees and mitigation are provided to demonstrate sufficient trees are proposed.

Item #3:

Preserve Area Interface Requirements

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site.

Remedy/Suggestion/Clarification:

Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs, and native groundcovers. The dry retention area is adjacent to an off-site preserve. Plant the retention area in native species.

Revise the note on the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

Native species have been proposed along the boundary with the off-site preserve. However, the code section requires that the stormwater retention areas be planted in native species, not just the “interface”. Please specify native vegetation within the dry retention area and modify note to protect these plantings in perpetuity.

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:

Staff has reviewed the Traffic Statement prepared by Traffic Impact Group, LLC, dated March 2023. Traffic Impact Group, LLC stated that the site's maximum peak hour impact was assumed to be 39 directional trips. Staff finds that SR-76 (SW Kanner Highway) is the recipient of a majority of the generated trips. The generalized service capacity of SR-76 (SW Kanner Highway) is 3020. The project impact is 1.29% of the generalized volume of that roadway. SR-76 (SW Kanner Highway) is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2025).

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 Department

Unresolved Issues:

Item #1

Final Site Plan – Review Checklist

Right-of-Way Improvements

As previously stated, the use of FDOT Type “D: curb is not acceptable for use on the outside of travel lanes per Martin County Standard Details for Road and Site Construction, R-40. Travel lanes include interior to the site vehicular access paths.

Item #2

Off Street Parking

1. The inside aisle width is shown as 23' and also as 24' (Sheet 1) without an indication that the aisle has changed or where. This may be a typo. Review and confirm.[LDR Section 4.627]
2. The cross access for the 1.29-acre parcel designated for future development is inconsistent between the FSP and sheet 3. Sheet 3 shows only 1 access point and the FSP shows 2.

Item #3

Consistency with Other Plans

1. The boundary lines N06.55.45 E (along Kanner) appears on the boundary survey, however, on the FSP the same line is shown as N06.55.09. Revise for consistency.
2. Separate the final site plan from the construction plans.

Item #4

Stormwater Management Plan

Pre-Development

1. As previously stated, use uncompacted S (in) for predevelopment. The 4.05 value for S is for compacted at a depth to water table of 3 feet. Since no Geotech was provided to substantiate the depth to water table, the depth could not be evaluated, however, 4.05 inches is consistent with 3' of compacted soil above the water table and the post development S value appears to be more consistent with 2' of uncompacted soil. Confirm the "uncompacted" and check for consistency.
2. As previously stated, provide a geotechnical report. The report should discuss and substantiate seasonal high water table levels and include soil borings. If hardpan is present in the borings, provide details (location and required depth) for the removal of the hardpan layer under any exfiltration trenches and any dry detention areas. Provide a note on the construction plans stating: "Upon completion, the owner and/or contractor shall furnish a signed and sealed geotechnical report certifying the excavation of the restrictive soils layer has been removed and replaced (including the required depth). This report shall be provided to any permitting agency requesting verification of removal and replacement." Please acknowledge that this note, which was included on sheet 3 per Round 1 comments, will be part of the core infrastructure requirements.

Item #5

Post-Development

1. As previously stated, provide documentation to substantiate wet season water table. The post development curve numbers and soil storage could not be verified for accuracy without a definitive wet season water table.
2. As previously stated. compliance with stage storage, runoff, minimum roadway, minimum perimeter berm, and minimum finished floor elevations and stormwater related land development regulations will be evaluated once the stormwater management report has been revised.

Item #6

Stormwater Management Construction Plans

1. The off-site flows entering property boundary are not adequately discussed or identified [4.385 D, 4.386.F]
2. As previously stated, show perimeter berm. It is unclear where the berm elevation is met as it relates to the entrance and along the preserve area at the north perimeter. This can be accomplished through line weight and an example is available.

Item #7

Development Order Conditions (include in Section M):

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 Department

Electronic File

Findings of Compliance:

The AutoCAD site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023)

Addressing

Unresolved Issues:

Please add the directional prefix S or South to the street name label for Kanner Hwy on the site plan.

O. Determination of compliance with utilities requirements – Utilities Department

Wellfield

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)

Water/Wastewater

Unresolved Issues:

Item #1

Drawings Must Be Approved

The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Martin County Water and Wastewater Service Agreement. 6. Obligations of Developer, Paragraph 6.1]

Item #2

The applicant must submit an executable, final draft water and wastewater service agreement to

the Growth Management Department for review by the Legal and Utilities departments prior to approval of the scheduling of a Pre-construction meeting. The 'Water and Wastewater Service Agreement' must be executed, and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

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

Fire Prevention

Findings 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

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 School Board

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

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.

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

Potable water facilities

Service provider - Martin County
Findings - pending 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 - positive 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 documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

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.	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.	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

Item	Description	Requirement
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	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.
9.	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.
10.	Construction Schedule	Original of the construction schedule.
11.	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.
12.	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.
13.	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.
14.	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 *:			
Recording fees **:			
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: USA Auto Wash, Inc.
Doug Long
4356 Harbor Pointe Dr.
Port Richey, FL 34668

Agent: Fox McCluskey Bush Robison, PLLC
Tyson Waters, Esq.
3461 SE Willoughby Blvd.
Stuart, FL 34994

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