



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

TUCKER COMMONS Minor Final Site Plan

Applicant:	Christina Tucker
Property Owner:	Christina Tucker
Agent for the Applicant:	HJA Design Studio, LLC Michael Houston
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	T109-007
Application Type and Number:	DEV2019100004
Report Number:	2020_0219_T109-007_Staff_Report_Final
Application Received:	10/16/2019
Transmitted:	10/17/2019
Date of Report:	11/07/2019
Resubmittal Received:	01/30/2020
Transmitted:	01/30/2020
Date of Report:	02/19/2020

B. Project description and analysis

Request for minor site plan approval for the Tucker Commons project. The proposed commercial development consists of a 5,811 sq. ft., 1 story building and the associated infrastructure. Included with this application is a request for a Certificate of Public Facilities Reservation. The project is entitled to expedited review due to the location within the Old Palm City Community Redevelopment Area (CRA).

The project site incorporates 5 lots of record located on the east side of Mapp Road in the Old Palm City CRA, and is also within the Old Palm City Mixed Use Overlay and all but lot 13 of the site is located within the Town Center Zoning Overlay.

The site recently received future land use and zoning approvals to change from the existing COR and Low Density land uses and the Existing R-3A and R-2B Zoning Districts to General Commercial Land Use and Zoning District.

The site is on the Corner of SW Mapp Road and SE 29th Street. The building design is subject to commercial design and CRA regulations.

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	Peter Walden	219-4923	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	Non-Comply
H	Community Redevelopment	Santiago Abasolo	288-5485	Non-Comply
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	419-5396	Comply
P	Emergency Management	Dan Wouters	219-4942	N/A
Q	ADA	Stephanie Piche	223-4858	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5923	N/A
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

D. Review Board action

This application complies with the threshold requirement for processing as a minor development. As such, final action on this application will be taken by the Growth Management Director.

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., (2016) 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.

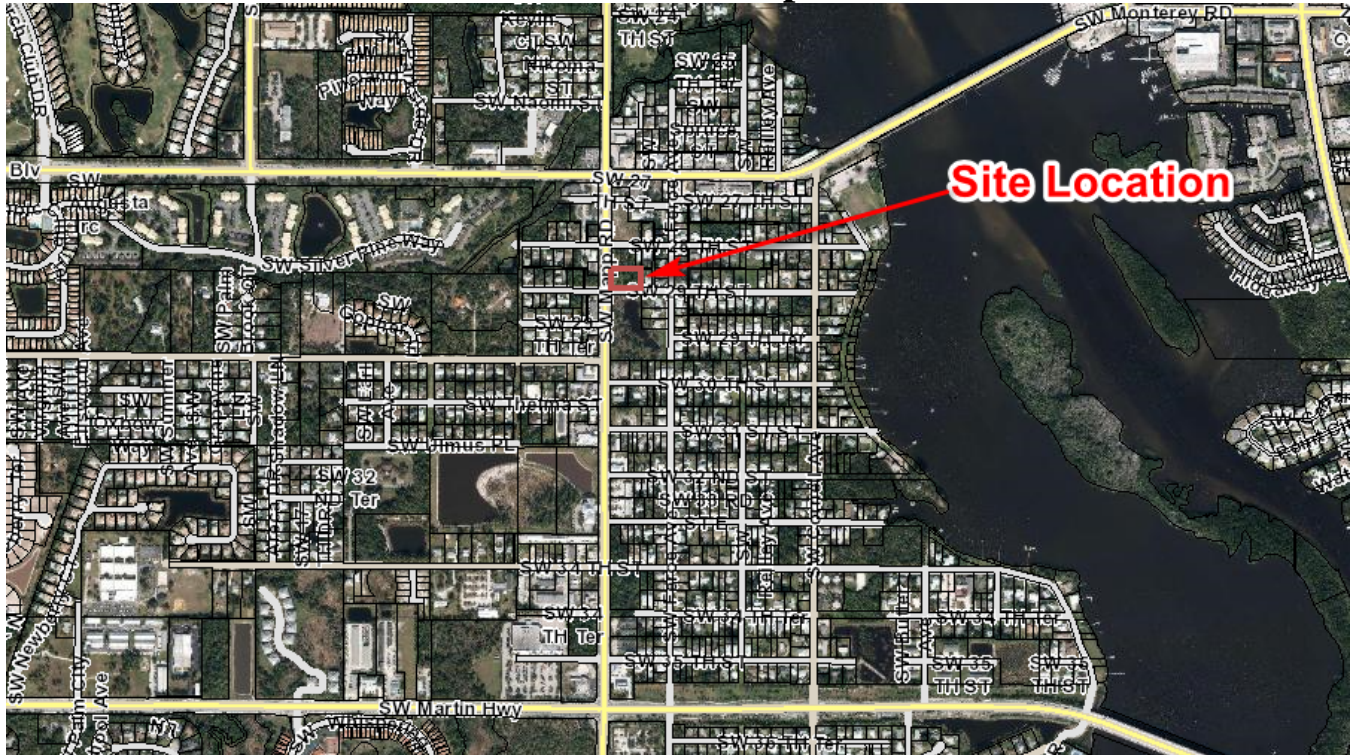
E. Location and site information

Parcel number(s) and address:	17-38-41-010-014-00090-0
Existing Zoning:	General Commercial
Future land use:	Comm General
Commission district:	5
Community redevelopment area:	Not Applicable
Municipal service taxing unit:	District 5

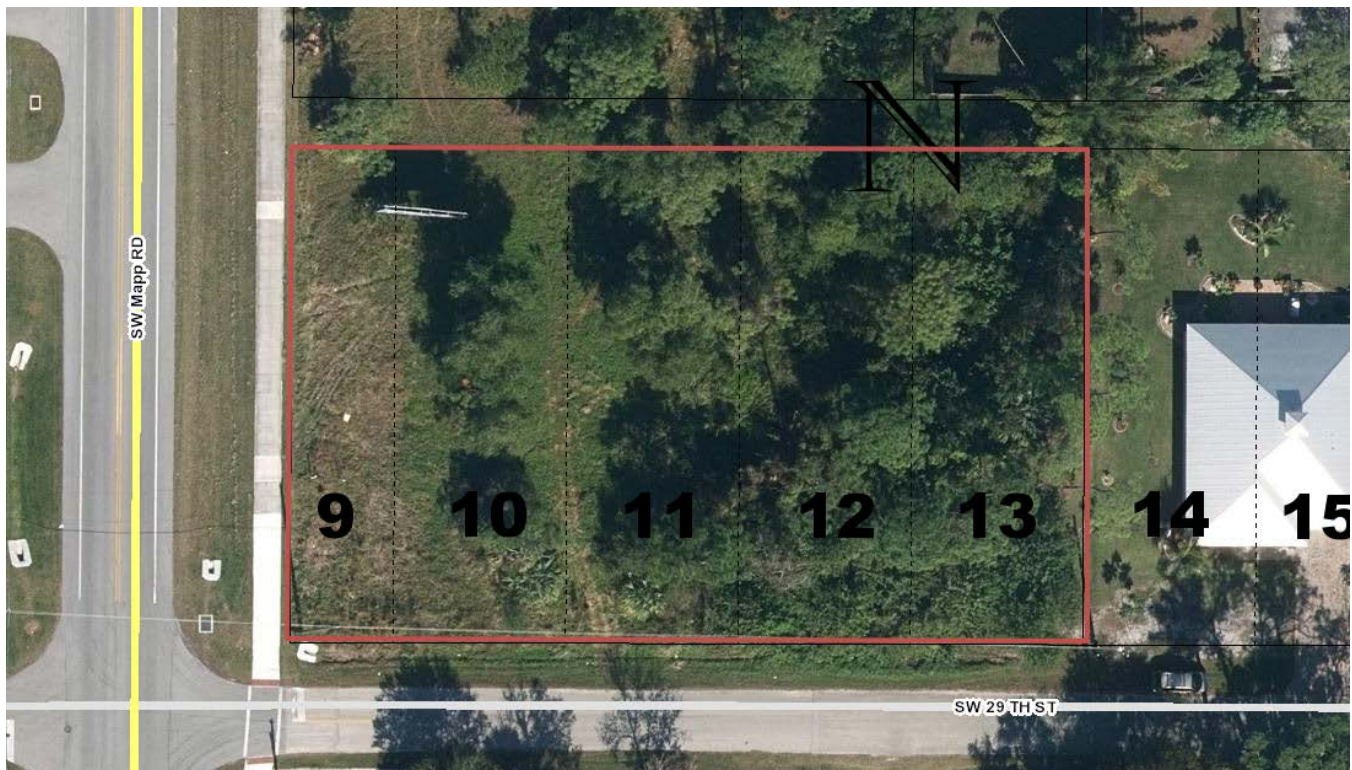
Planning area:
Taxing district:

Palm City
District D

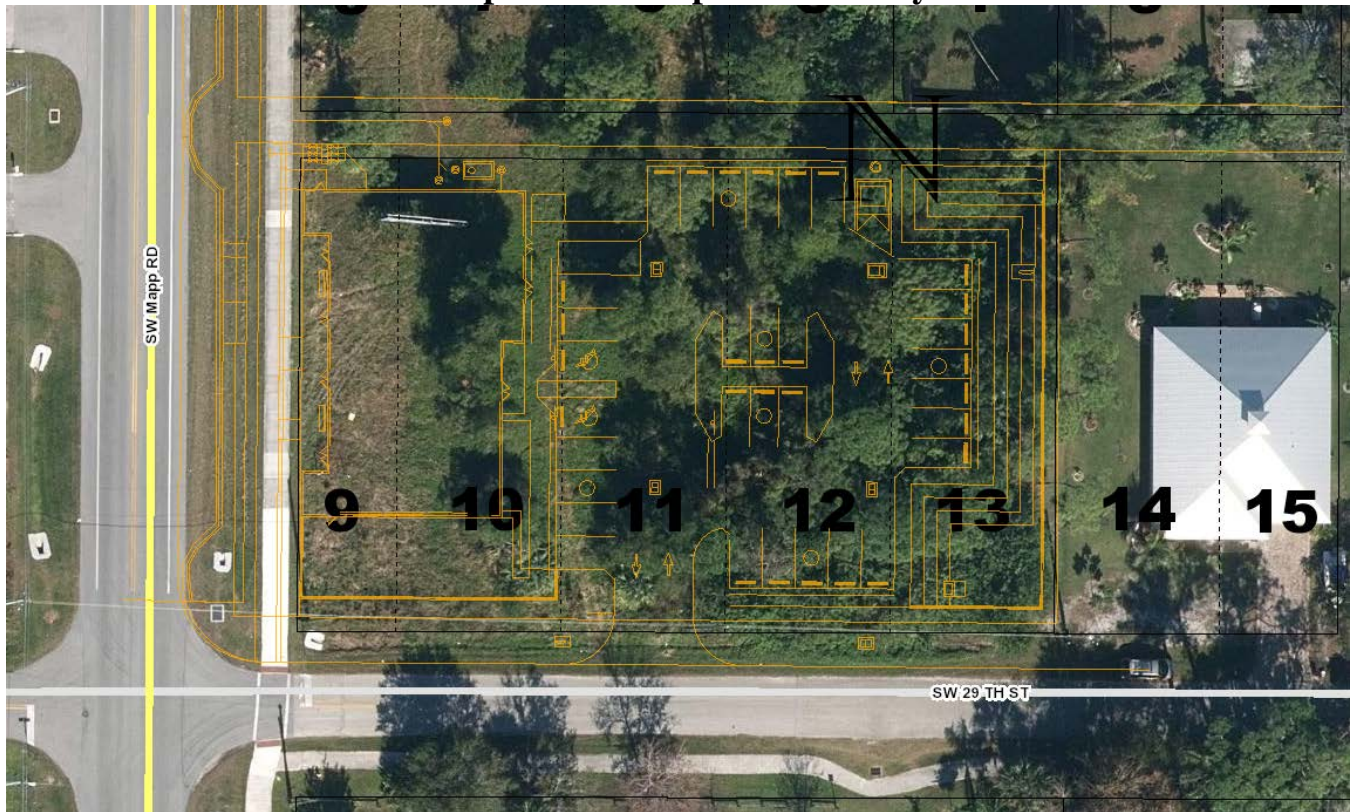
Location Map



Aerial



Proposed Development Overlay



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

Unresolved Issues:

Item #1:

Generic Comp Plan Compliance-GMD

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

Findings of Compliance:

Staff has reviewed this application for consistency with the LDR and code implementing Martin County Comprehensive Growth Management Plan goals, objectives and policies and the associated guidelines and standards. Staff finds that this development application is consistent with the applicable Land Development Regulations and recommends approval.

Additional Information:

Item #1:

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.1., 5.32

Item #2:

Development order condition; If the adjacent property to the north is developed with commercial uses and cross access if feasible. The Tucker Commons site will be required to provide vehicular cross access.

Item #3:

A request for Alternative compliance to commercial design will be required as stated in section H. of this report.

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

Commercial Design

On the ground floor of any primary facade, no continuous wall plane shall exceed 100 linear feet, nor shall any single wall plane constitute more than 60% of a building total length. A wall plane shall be offset a minimum of 3 feet from the adjacent wall plane and a minimum of eight feet in length to be considered a separate wall plane. However, any portion of a wall plane having a pedestrian arcade extending a minimum of eight feet out from such wall, shall be considered a separate wall plane, provided that such arcade does not extend uninterrupted farther than 120 linear feet. MARTIN CO., FL, LDR § 4.872.B. The South facade does not meet the requirement. A continuous wall plan constitutes 78% of the facade length.

The decision-maker for a particular development application, as determined by article 10, Development Review Procedures, may approve a design plan that varies from the standards set forth in this division 20 in order to accommodate unique site features or to provide a more innovative design, provided that the decision-maker finds that the alternative plan generally fulfills the purpose and intent as set forth in section 4.871 or complies to the maximum extent practicable considering the configuration of the development that existed prior to the effective date of this division 20. MARTIN COUNTY, FL, § 4.784.A. A. If you like to submit an Alternative Compliance request please send an email with the request to Nicki vanVonne, AICP, Growth Management Department Director at nikkiv@martin.fl.us.

Community Redevelopment

Unresolved Issues

Issue #1

All buildings are to have one predominant color. The main color shall be light. Pastels are acceptable, however bright and garish primary colors are prohibited. A similar shade of the primary color is acceptable for a portion of the building. Trim and accents can be contrasting, with darker or brighter shades. Colors shall be limited to no more than three different colors. Colors shall be compatible and coordinated (not in contrast) with neighboring buildings. MARTIN CO., FL, LDR § 3.265.E.5.

Please label on all the facades elevations the proposed wall colors.

Issue #2

Parking lot lighting shall be by Street Lighting Equipment Corporation WAL/4-BC-250MH DECO 'M' FLUTED or equivalent approved by Martin County. Pedestrian and building light fixtures shall match these specified fixtures. Maximum lighting pole height is 25 feet for parking lots and 14 feet for pedestrian areas and streetscapes. Poles and light fixtures are restricted to dark green or black. MARTIN CO., FL, LDR § 3.265.E.7.

The proposed lighting fixtures do not meet the requirement.

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 application as currently proposed, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016)

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. The environmental assessment submitted by the applicant shows that no wetlands or upland habitat exist on the property and these findings have been verified by county environmental staff. In addition, the wildlife survey shows that no listed species exist on the property. Therefore, the preservation requirements under Article 4, Division 1 and Article 4, Division 2 of the Land Development Regulations do not apply.

Landscaping

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 Article 3, Division 6 – Section 3.265 - Old Palm City Redevelopment Overlay District. [2004]. The applicant has proposed construction of a commercial development. The applicant has submitted landscape plans that provide for planting 17 trees and 23 palms (@3:1) to document compliance with Section 3.265.I.3.a., Land Development Regulations, Martin County, Fla. (2018). Pursuant to this regulation a minimum of 1 tree shall be established for each 1500 sq. ft. of the total development area. The total site is 32,889 sq. ft. which requires the planting of 22 trees; the applicant has proposed the planting of 24 trees.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Surrounding land use on the north is a combination of commercial and residential and on the

east in the rear is residential. Adjacent to the residential land use trees are required to be a minimum height of 16 feet to be planted at 25 ft. on center, Martin County, Fla Section 3.265.I.4.b.2, (2018).. These incomparability plantings have been provided and supplemented with a fence and additional plant material to provide for dense screening of the proposed building and parking area.

Landscaping fronting Mapp Road is required to include 16 foot height trees, a bench, and a garbage container. These requirements are being met through a separate Mapp Road improvement project by others.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

K. Determination of compliance with transportation requirements - Engineering Department

Exempt

This application satisfies the Adequate Public Facilities Standard; it is exempt by Objective 18.5D. Policy 18.5D.1. in Chapter 18 of the Comprehensive Growth Management Plan. *CRAs are designated as Transportation Concurrency Exception Areas (TCEA). Development within the TCEAs which is otherwise consistent with the CGMP shall be exempt from the County's transportation concurrency requirement.*

L. Determination of compliance with county surveyor - Engineering Department

N/A

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. Therefore, The Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR §10.1.F

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

RIGHT-OF-WAY IMPROVEMENTS

1. As previously requested, provide a mitered end section at the east side of the proposed driveway connection in order to maintain the swale along SW 29th Street. Provide a mitered end section at the western side of the proposed driveway connection, as this appears to have been modified during the last submittal. [MARTIN COUNTY STANDARD DETAILS FOR ROAD & SITE CONSTRUCTION AND PUBLIC FACILITIES DETAIL R-35 (2019)]

OFF-STREET PARKING

1. As previously requested, revise the proposed (standard) parking stalls to meet the required minimum of 20-feet in length (18-feet to the face of the parking curbstop). Pay particular attention to the stalls along the north, east and south perimeter of the parking area as these proposed stalls are not dimensioned to the face of the curbstop. [MARTIN COUNTY, FLA., LDR SECTION 4.627.B (2009)].

STORMWATER MANAGEMENT PLAN

1. Provide a copy of Figure D-16 utilized to determine the pre-development discharge rate, and demonstrate where the values utilized in the formula were obtained. The pre-development runoff rate must be consistent with the conditions that existed before any alteration of the topography, vegetation and rate, volume, timing, quality or direction of surface or groundwater flow by development (100% pervious). [MARTIN COUNTY, FLA., LDR SECTION 4.382 (2001)]

Development Order Conditions:

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

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. (2018).

Electronic File Submittal

Findings of Compliance

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

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 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 Prevention

Development Review Informational

Martin County Code of Laws and Ordinances, Section 79.121, adopts the Florida Fire Prevention Code (NFPA 1 and NFPA 101) as the County's fire prevention code. The Code is to prescribe minimum requirements for emergency vehicle access and water supply, necessary to establish a reasonable level of fire and life safety and property protection from the hazards created by fire, explosion, and dangerous conditions for site development. This is in accordance with Chapter 633, F.S. All construction, including, but not limited to, fire sprinklers, fire alarms and fire suppression systems, shall be subject to these codes. All documents including specifications and hydraulic calculations in accordance with FS 61G15-32 are required at the time of the application for a building permit for the property that is the subject of this application for site plan approval.

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

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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

Martin County Health Department

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

Martin County School Board

N/A

The applicant has indicated that this application is for a Jewish Center. 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 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, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County

Findings – in place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Service provider – Martin County

Findings – in place

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 – positive 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

Roads facilities (Section 5.32.D.3.f, LDR)

Findings – positive evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, 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 - in place

Source - Growth Management Department

Reference - see Section P of this staff report

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

Findings - in place

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 #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.

Item #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.

Item #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.

Item #4:

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.

Item #5:

Original and one (1) copy of the executed Unity of Title in standard County format.

Item #6:

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. Copy plan (Rolled).

Item #7:

One (1) copy 24" x 36" of the approved revised final site plan. Copy Plan (Rolled).

Item #8:

One (1) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida. Copy plan (Rolled).

Item #9:

One (1) digital copy of site plan in AutoCAD 2010 - 2017 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #10:

Original of the construction schedule.

Item #11:

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.

Item #12:

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 #13:

Include one (1) blank flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

V. Local, State, and Federal Permits

RIGHT-OF-WAY PERMITS

Martin County Right of Way Use Permits must be obtained prior to scheduling a Pre-Construction meeting.

Item #2:

STORMWATER MGMT PERMITS

The following permits must be obtained prior to scheduling a Pre-Construction meeting:

1. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP)
2. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharge from Large and Small Construction 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:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$8,750.00	\$8,750.00	\$0.00
Inspection fees:	\$4,160.00		\$4,160.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees:	TBD		

* 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: Tucker Commons
Christina Tucker
SW Mapp Road
Palm City, FL 34990

Agent: HJA Design Studio, LLC
Michael Houston
50 East Ocean Blvd., Suite 101
Stuart, FL 34996
772-221-2128

Landscape architect: HJA Design Studio
Michael Houston
50 East Ocean Blvd
Stuart, FL 34994
772-678-7200

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