



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

Treasure Coast Toyota (Fka Toyota of Stuart) **REVISED MASTER & FINAL** **AND 1ST AMENDMENT TO PUD**

Applicant:	Woods Family Limited Partnership II
Property Owner:	Woods Family Limited Partnership II
Agent for the Applicant:	Cuozzo Planning Solutions, LLC Donald Cuozzo
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	T116-008
Application Type and Number:	D062 201700382
Report Number:	2018_0531_T116-008_Staff_Report_Final
Application Received:	10/27/2017
Transmitted:	10/27/2017
Date of Report:	01/05/2018
Resubmittal received:	03/09/2018
Transmitted:	03/12/2018
Date of Report:	04/20/2018
Resubmittal Received:	05/04/2018
Transmitted:	05/05/2018
Date of Report:	05/31/2018

B. Project description and analysis

This is a request for a revised planned unit development (PUD) agreement and Revised Master and Final Site plan for additional sales and service areas to the existing Treasure Coast Toyota (fka Toyota of Stuart) dealership located at 5101 SE Federal Highway in Stuart. A request for a Certificate of Public Facilities Reservation is included with this application.

Proposed additions include a 20,848 Sq. Ft. pre-owned car sales and service area, a 186,837 Sq. Ft. new car service area and storage garage and a 1,200 Sq. Ft. car wash. Access to the site is unchanged.

The future land use designation of the parcel is General Commercial. The site is zoned as a Commercial Planned Unit Development. A first amendment to the development agreement is included with this application. The project is proposed to be developed in a single phase. Commercial Design regulations apply to the project and there is an existing preserve area management plan (PAMP) which is not changed or impacted by the proposed additions.

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	Comply
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjoholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Thomas Walker	288-5928	N/A
M	Engineering	Michelle Cullum	288-5512	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	Judy Lamb	221-1396	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	Review ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

D. Review Board action

This application meets the threshold requirements for processing as a revised major development. Therefore the project will reviewed by staff with a final decision by the Board of County Commissioners at a public meeting. Sec. 10.14.F

Pursuant to Section 10.4.A.1., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., 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(s) and address:	5101 SE Federal Hwy
55-38-41-000-075-0004.4-8	
Existing Zoning:	PUD
Future land use:	FLU-CG, Future Land Use Commercial General
Census tract:	Not Applicable
Commission district:	4
Community redevelopment area:	Not Applicable
Municipal service taxing unit:	District 4
Planning area:	Port Salerno / 76 Corr
Storm surge zone:	Not Available
Taxing district:	District E
Traffic analysis zone:	40

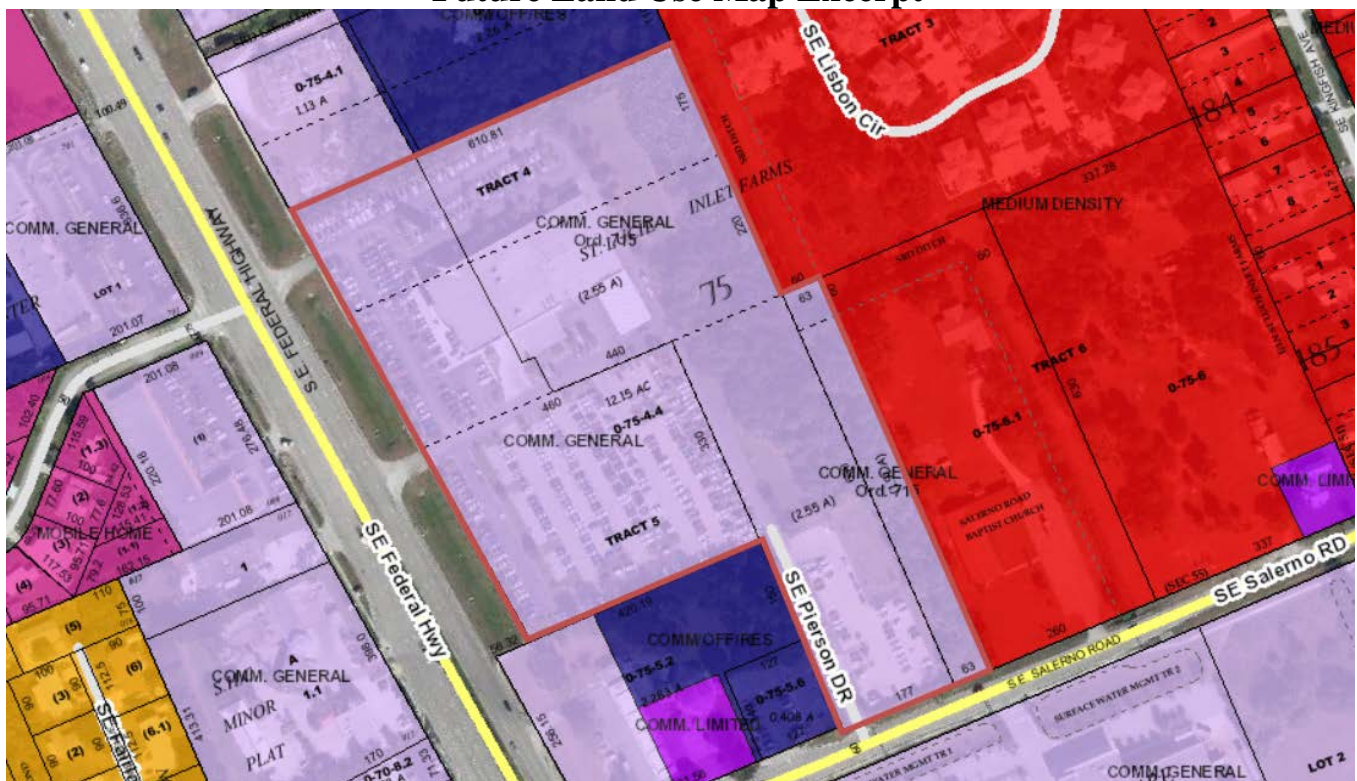
Location Map



Aerial



Future Land Use Map Excerpt



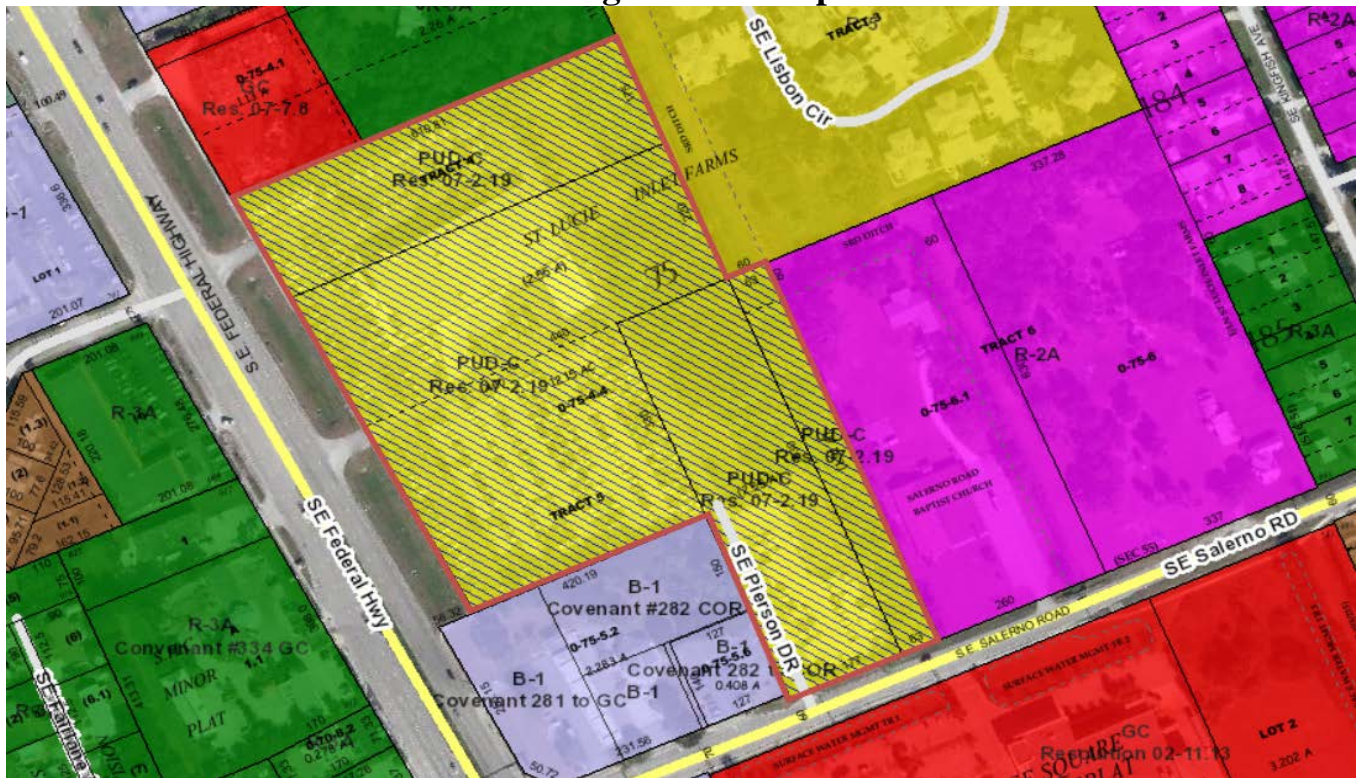
Adjacent property Land Use Designation:

North; General Commercial and Commercial Office/ Residential

South; General Commercial and Commercial Office/ Residential

East; Medium Density **West;** US Highway one

Zoning Atlas Excerpt



Adjacent property Zoning District Designation:

North; General Commercial and R-3A, Liberal Multi-Family

South; General Commercial and Salerno Road ROW

East; R-2A and R-5

West; US Highway One ROW

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

Sec. 10.13.C.4.b.

A PUD master site plan and the PUD zoning agreement shall be consistent with the standards specified in the Plan, the LDR, and the Code.

Policy 4.13A.8.(3)

General Commercial development. The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. The sites are located on major or minor arterials and require a minimum net lot size of 10,000 square feet. The FAR shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units located in a General Commercial future land use designation shall be 20 units per gross acre. Maximum building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

Unresolved Issues:

Item #2:

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

See Section J of this report.

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

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning or procedural requirement issues associated with this application.

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. [Section 10.1 and 5.32, LDR, MCC]

Item #2:

The applicant has elected `Option 2, regarding Agency permit submittal for a consistency review after project approval. Prior to scheduling the mandatory pre-construction meeting for construction commencement authorization, all applicable local, state, and federal approved permits are to be submitted for review by the County Administrator with remittance of a \$600.00 review fee. If an application is made to any permitting agency for a modification to a permit that was required to be issued prior to final site plan approval, the application for the permit modification must be submitted concurrently to Martin County. [Section 10.9.A., LDR, MCC]

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

The applicant has demonstrated compliance with Division 20 of Article 4 LDRs

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

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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

Environmental

Unresolved Issues:

Item#1:

Please contact Shawn McCarthy, the environmental reviewer at (772) 288-5508, to schedule an inspection once exotic vegetation has been removed from the preserve area. All exotic vegetation shall be removed prior to the issuance of the development order pursuant to Sec. 10.8 LDRs.

Any restoration and replanting of native vegetation in the preserve can be completed prior to the issuance of the certificate of occupancy on the building permit.

Landscape

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 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013].The applicant has proposed expansion of an existing auto dealership.

Due to this being a currently developed site it may not be able to meet all aspects of the current Article 4 Division 15 requirements but has demonstrated substantial compliance. The data provided includes a quantitative analysis that the landscaping is able to meet the current code with the exception that only 70% of landscaping shall consist of native species; Section 4.664B2 and 4.664C requires 75% of trees and shrubs be native species. All supplemental vegetation installed in association with this expansion project consists of native species.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 166 trees for this project. To demonstrate compliance the applicant has proposed the planting of 110 trees, 44 sabal palms, and preservation of 97 existing trees for this 416,207 sq. ft. site.

Section 4.663.A.4.b.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 s.f. landscape area for each 5000 s.f. of vehicular use area, where medians are omitted allows the transfer of equal area to terminal islands, and allows the transfer of medians for up to 3 parking bays. The applicant has proposed alternative compliance in accordance with Section 4.667A. Land Development Regulations, Martin County, Fla. (2013) to allow omission of select interior vehicular use landscape islands and medians within the car sales lot with a transfer of equal area to terminal islands and other perimeter landscape areas.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Half of a Type 1 buffer is required and existing on the west property line; prohibited exotic species are proposed to be removed from this buffer

and shall be supplemented if necessary. Half of a Type 3 buffer is required along the north property line adjacent to the existing residential land use. The applicant is proposing the planting of 10 trees, 15 Sabal palms and 240 shrubs within this buffer. The applicant is also proposing to install a 6 ft. opaque fence along this 126 linear foot buffer.

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.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

The Traffic Division of the Engineering Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering and Planning, dated May 2018. O'Rourke Engineering and Planning stated that the site's maximum impact was assumed to be 31 directional trips during the PM peak hour. Staff finds that SR-5 (US-1) is the recipient of a majority of the generated trips. The generalized service capacity of SR-5 (US-1) is 3020. The project impact is 1.03% of the maximum volume of that roadway. SR-5 (US-1) is currently operating at a level of service C; it is anticipated to operate at level of service C, at buildout (year 2020).

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

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and only fill will be brought onto the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management: The applicant has demonstrated all required water quality pretreatment and attenuation will be provided in the proposed dry detention areas, all minimum

elevations are met for the proposed site improvements, and the system recovers within the required recovery parameters; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 for the existing car sale use. The additional parking spaces provided are for the storage of vehicular inventory only.
5. Division 19- Roadway Design: The applicant is not proposing to make modifications to the existing entrances on US-1 and SE Salerno Road; therefore, the proposed design meets the requirements in Division 19.

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

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

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

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

Finding of Compliance:

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code in accordance with site development requirements. 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.

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

The General Services 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 commercial project. 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 – 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

Storm water 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:

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.

Item #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 #5:

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 #6:

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.

Item #7:

Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches.

Item #8:

Ten (10) copies 24" x 36" of the approved site plan and one (1) reduced copy 8 1/2" x 11".

Item #9:

Original approved site plan on Mylar or other plastic, stable material.

Item #10:

Six (6) copies 24" x 36" of the approved master site plan.

Item #11:

Original approved master site plan on Mylar or other plastic, stable material.

Item #12:

Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #13:

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.

Item #14:

One (1) digital copy of master site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #15:

Original and one (1) copy of the executed approved PUD zoning agreement.

Item #16:

Original of the construction schedule.

Item #17:

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.

Item #18:

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 #19:

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.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to the Growth Management Department (GMD), prior to the commencement of any construction. An additional review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

Item #1:

RIGHT-OF-WAY PERMITS

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

1. FDOT General Use Permits

Item #2:

STORMWATER MGMT PERMITS

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

1. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP)
2. Florida Department of Transportation (FDOT) Drainage Connection Permit

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:	\$13,800.00	\$13,800.00	\$0.00

Advertising fees*:	TBD
Recording fees**:	TBD
Mandatory impact fees:	TBD
Non-mandatory 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: Woods Family Limited Partnership II
Amber Woods
Po Box 15340
Fort Pierce, FL 34979-5340
888-322-1193

Agent: Cuozzo Planning Solutions, LLC
Donald Cuozzo
P. O. Box 564
Jensen Beach, FL 34958
772-221-2128

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