



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

RECEIVED

NOV 08 2024

GROWTH MANAGEMENT
DEPARTMENT

DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Revised Major Final Site Plan

Name or Title of Proposed Project: Extra Space Storage Facility

Brief Project Description:

The applicant is proposing to construct a 63,084 square foot, two -story, self storage facility on a 2.512 acre parcel located at 1990 NW Federal Highway.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 05/26/2022

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: E040-001 Extra Space Storage E005

Previous Project Name if applicable: Extra Space Storage

Parcel Control Number(s)

2937410080000004000

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): SSTI 1990 NW Federal Highway 1 LLC

Company Representative: Shandon Gubler

Address: 2795 East Cottonwood Parkway #400

City: Salt Lake City, State: UT Zip: 84121

Phone: _____ Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Extra Space Storage

Company Representative: Shandon Gubler

Address: 3650 Mansell Road, Suite 410

City: Alpharetta, State: GA Zip: 30022

Phone: (609)-304-4160 Email: sgubler@extraspaces.com

Agent (Name or Company): Corporate Property Services, Inc.

Company Representative: Daryl Johnson

Address: 1239 E. Newport Center Drive, Suite 113

City: Deerfield Beach, State: FL Zip: 33442

Phone: (954) 426-5144 Email: daryl@corporatepropertyservices.com

Contract Purchaser (Name or Company): N/A

Company Representative: N/A

Address: N/A

City: N/A, State: N/A Zip: N/A

Phone: N/A Email: N/A

Land Planner (Name or Company): Corporate Property Services, Inc.

Company Representative: Daryl Johnson

Address: 1239 E. Newport Center Drive, Suite 113

City: Deerfield Beach, State: FL Zip: 33442

Phone: (954) 426-5144 Email: daryl@corporatepropertyservices.net

Landscape Architect (Name or Company): Daniel J. Sugg

Company Representative: Daniel Sugg

Address: PO Box 335

City: Jensen Beach, State: FL Zip: 34958

Phone: (772) 485-1776 Email: _____

Surveyor (Name or Company): Paramount Engineering

Company Representative: Peter Karekos

Address: 902 Clint Moore Road

City: Boca Raton, State: FL Zip: 33487

Phone: (561) 989-2280 Email: _____

Civil Engineer (Name or Company): Z Development Services

Company Representative: Chris Thompson

Address: 1201 E. Robinson Street

City: Orlando, State: FL Zip: 32803

Phone: (407) 271-8910 Email: chris@zdevelopmentservices.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): N/A

Company Representative: N/A

Address: N/A

City: N/A, State: N/A Zip: N/A

Phone: N/A Email: N/A

Architect (Name or Company): FWH Architects, Inc.

Company Representative: Carl Rooney

Address: 3336 Grand Boulevard, Suite 201

City: Holiday, State: FL Zip: 34690

Phone: (727) 815-3336 Email: crooney@fwharchitects.com

Attorney (Name or Company): N/A

Company Representative: N/A

Address: NA

City: N/A, State: N/A Zip: N/A

Phone: N/A Email: N/A

Environmental Planner (Name or Company): N/A

Company Representative: N/A

Address: N/A

City: N/A, State: N/A Zip: N/A

Phone: N/A Email: N/A

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

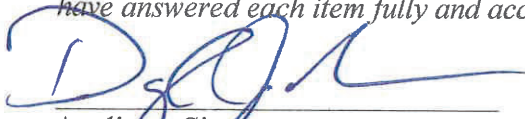
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

☐ This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

10/30/24
Date

Daryl Johnson
Printed Name



APRIL J. PYTLARZ
Commission # HH 309822
Expires October 17, 2026

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☐ physical presence or ☐ online notarization this 30 day of October, 2024, by Daryl Johnson, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



APRIL J. PYTLARZ
Commission # HH 309822
Expires October 17, 2026


(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

Digital Submittal Affidavit

I, GUY F. FABER, attest that the electronic version included for the project EXTRA SPACE STORAGE #11085, STUART, FL is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

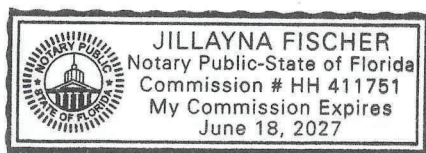

Applicant Signature

9/17/24
Date

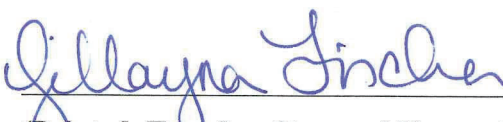
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of SEPTEMBER, 2024, by GUY F. FABER, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of Notary Public)



**Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us**

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

Digital Submittal Affidavit

I, Peter M. Karekos, attest that the electronic version included for the project #E040-004 is an exact copy of the documents that were submitted for sufficiency, ~~excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.~~ signed and sealed hard copies 9/25/24 provided for submission.

PARAMOUNT ENGINEERING GROUP, INC.

Peter M. Karekos
Applicant Signature

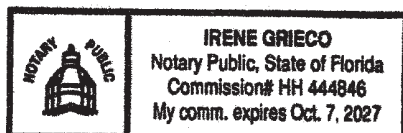
9/26/24
Date

**STATE OF FLORIDA
COUNTY OF MARTIN PALM BEACH**

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of SEPTEMBER, 2024, by PETER M. KAREKOS who is ☐ personally known to me, or ☒ produced the following type of identification FL DL.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Irene Grieco
(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

Digital Submittal Affidavit

I, Christopher Thompson, attest that the electronic version included for the project Extra Space Storage - Martin County is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

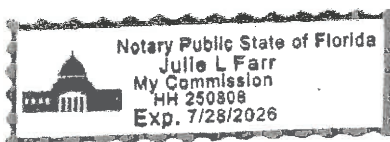
9/19/24
Date

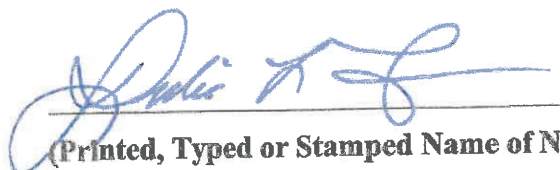
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☒ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of September, 2024, by Christopher Thompson, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida




(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

RECEIVED

NOV 08 2024

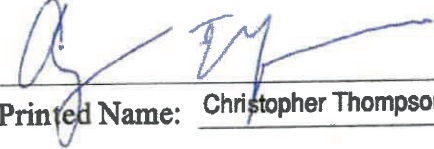
GROWTH MANAGEMENT
DEPARTMENT

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Christopher Thompson, am the copyright owner of the following materials: Extra Space Storage (ESS) Site Plan Set, Civil Plan Set, ESS Traffic Statement, ESS Stormwater Report, & ESS Stormwater Maintenance Manual ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.


Printed Name: Christopher Thompson

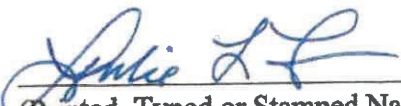
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of August, 2024 by Christopher Thompson, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of
Notary Public)

RECEIVED

NOV 08 2024

GROWTH MANAGEMENT
DEPARTMENT



Martin County Florida Growth Management Department
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Daniel J. Sugg, am the copyright owner of the following materials:
Extra Space Storage Landscape Plan ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

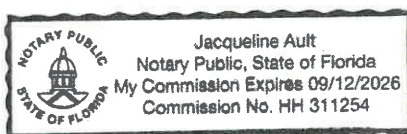
I warrant that I have the authority to grant the permission requested by Martin County.

Dan Sugg
Printed Name: Dan Sugg

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of July, 2024, by Daniel Sugg, who is ☐ personally known to me, or ☒ produced the following type of identification Florida Drivers License.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Jacqueline Ault
(Printed, Typed or Stamped Name of
Notary Public)



Martin County Florida Growth Management Department
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

RECEIVED

AUG 12 2024

GROWTH MANAGEMENT
DEPARTMENT

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

RECEIVED

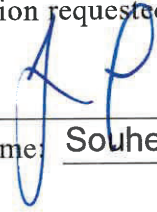
NOV 08 2024

GROWTH MANAGEMENT
DEPARTMENT

PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Souheil S Chehayeb, President
Chehayeb & Assoc., Inc, am the copyright owner of the following materials:
Electrical Drawings E1.12 & E1.13 ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.


Printed Name: Souheil S. Chehayeb

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☒ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of June, 2024, by Souheil S. Chehayeb, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



Carol J. Schuler

(Printed, Typed or Stamped Name of
Notary Public)



Martin County Florida Growth Management Department
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

RECEIVED

AUG 12 2024

GROWTH MANAGEMENT
DEPARTMENT

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

RECEIVED

NOV 08 2024

PERMISSION TO DUPLICATE COPYRIGHT MATERIALS GROWTH MANAGEMENT
DEPARTMENT

I, Guy F. Faber - President FWH Architects, Inc., am the copyright owner of the following materials:
Architectural Drawings - Sheets A1.0, A1.1, A3.0, A3.1, A3.2 ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

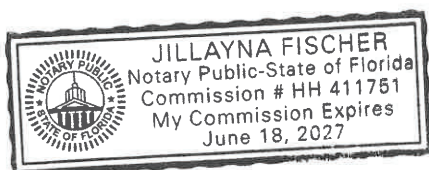
I warrant that I have the authority to grant the permission requested by Martin County.

Printed Name: Guy F. Faber

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of JUNE, 2024, by GUY. F. FABER, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

JILLAYNA FISCHER

(Printed, Typed or Stamped Name of
Notary Public)



PROJECT NARRATIVE
EXTRA SPACE STORAGE FACILITY
1990 N.W. FEDERAL HIGHWAY
STUART, FL 34994
PARCEL CONTROL #2937410080000004000
MARTIN COUNTY, FLORIDA 33166
October 31, 2024

The proposed project is to construct a 63,114 square foot, 2-story self-storage building on 109,424 square feet (2.51 acres) at 1990 N.W. Federal Highway, located in Unincorporated Martin County. The property is currently zoned GC - General Commercial with a General Commercial (GC) future land use designation. Self-storage facilities are a permitted use within the General Commercial zoning district.

The Applicant is proposing a site plan that converts the outdoor storage area into an enclosed 2-story, self-storage facility. The site plan provides for .56 acres (22%) of open space, which exceeds the .50 acre (20%) requirement. Also, Per Code, the proposed 63,114 SF use would require 43 parking spaces to be provided. However based on the ratio of parking spaces for the existing storage facilities, we are providing a compatible number of parking spaces for the proposed use. The total square footage of the existing storage facilities is 41,590 SF, wherein 5 parking spaces are provided. This equates to 1 parking space per 8,318 SF. Per this ratio, the proposed 63,114 SF storage facilities would require 8 parking spaces. Since we are providing 13 parking spaces, then sufficient parking will be provided.

The proposed building and landscape enhancements will improve the overall aesthetics of the area. This will increase property values and a result in a use that better serves the public interest.



January 14, 2026

**Martin County Growth Management
2401 SE Monterey Road
Stuart, Florida 34996**

Re: Justification Statement for Alternative Compliance

**Project Name: Extra Space Storage, Expansion
Project No. E040-004
Record No. DEV2024050012
Job Address: 1990 NW Federal Highway
Project Location: Stuart, FL 34944**

To Whom It May Concern,

1. Alternative Compliance is being requested for Land Development Regulations, Section 4.872 – Architectural Design Guidelines.
2. Justification for the Alternative Compliance request is as follows:
 - i. Strict adherence to Section 4.872 is not reasonable due to the location of the property. The subject property does not front a road and, therefore, there is extremely limited visibility into the subject property and of the proposed 2-story structure.
 - ii. During a teleconference with Luis Aguilar and Peter Walden, it was determined that, due to the lack of visibility from the street, the only side of the building that would require compliance with Section 4.872 for Primary Facades would be the East Exterior Elevation.

The proposed design of the East Exterior Elevation is in substantial conformance with the purpose and intent of the Code. Per Section 4.872. B. Primary Facades, 3. Minimum Design Elements, b. Industrial Buildings, the following design features are provided:

- a. A defined customer entrance including a raised parapet and suspended canopy
- b. Faux Windows
- c. Changes in color and material/texture with the use of split faced CMU and cement plaster
- d. Use of architectural details such as decorative cornice features at the raised parapet features

Additionally, the proposed design complies with limitations on blank wall areas. This proposed primary façade has a significant plan recess near the center of the building which serves to diminish the overall building mass. The primary customer entrance and loading area is further accentuated by a projecting wall plane, changes in material and raised parapet. At four other locations along the East Elevation, similar wall plane changes and parapet transitions have been provided.

Regarding Transparency & Fenestration for Commercial Buildings, the **Code [Martin County, Florida, LDR Section 4.872.B.5(a) (2023)]** requires that 40 percent of the ground level floor be provided with windows. Based on the Self-Storage occupancy, this requirement cannot be met. The majority of the ground floor is provided with overhead coiling doors for exterior access to individual storage units. At the request of staff, this façade has been provided with additional decorative lighting at pedestrian level. In addition, enhanced landscaping along the south side of the parcel.

- iii. As stated, the East Exterior Elevation (primary façade) is in substantial conformance with the purpose and intent of Land Development Regulations. Minor deficiencies are to be offset by additional decorative lighting and the enhanced landscaping features noted. The proposed secondary facades are designed to be consistent with the primary façade in terms of materials, finishes and colors and, therefore, are in compliance with the Code.
- iv. As proposed, the exterior building design will not have adverse effects to the neighboring properties. The East and North sides of the proposed building are only exposed to the back side of an existing shopping center. The west side of the building is buffered from residential properties by a stormwater retention area of significant depth (approximately 100 feet) and with heavy vegetation. The south side of the building is exposed to the structure of the existing self-storage facility on the subject property. This means that there will not be visibility from the commercial property to the south.
- v. The proposed structure will occupy an area of the property that is currently used for the open storage of boats, trailers and the like. The proposed exterior design of the building is far superior to the other two structures at the existing self-storage facility as well as to the adjacent commercial development and existing structures to the north, east and south. Additionally, the proposed structure is in compliance with setbacks required by the Land Development Regulations. Proposed landscaping and enhancements will exceed that of the surrounding properties.
- vi. As demonstrated, the impacts of the request for Alternative Compliance are minimal. There are no other proposed for mitigation efforts.

If you should have any questions regarding the above or have further comments, please do not hesitate to call.

Sincerely,

Guy F. Faber, President
FWH Architects, Inc.

RECEIVED

NOV 08 2024

GROWTH MANAGEMENT
DEPARTMENT

ExtraSpaceStorage.

 **LifeStorage** **STORAGE EXPRESS.**

all affiliates of Extra Space Storage Inc.

August 9, 2024

Re: Letter of Authorization

To Whom it May Concern,

SSTI 1990 NW Federal Hwy 1, LLC ("Owner") owns the real property located at 1990 NW Federal Hwy 1, Stuart, Florida 34994 (the "Property").

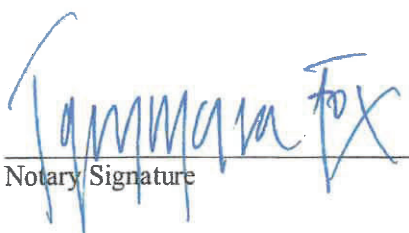
This purpose of this letter is to confirm that the Owner (or Extra Space) is currently applying for permits and approvals at the Property and authorizes Shandon Gubler, Manager of Development Asset Strategy, to apply for, manage, and/or sign documents related to permits and approvals for work at the Property.

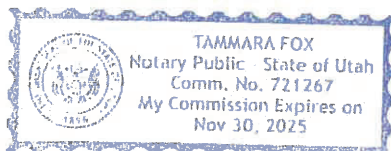
Thank you for your attention to this letter of authorization.

Sincerely,

SSTI 1990 NW Federal Hwy 1, LLC
Authorized Representative

Acknowledged this August 9, 2024 by Gwyn McNeal as the authorized representative of SSTI 1990 NW Federal Hwy 1, LLC.


Notary Signature



RECEIVED

NOV 08 2024

GROWTH MANAGEMENT
DEPARTMENT

ExtraSpaceStorage.

 **LifeStorage** **STORAGE EXPRESS.**

all affiliates of Extra Space Storage Inc.

August 5, 2024

Re: Letter of Authorization

To Whom it May Concern,

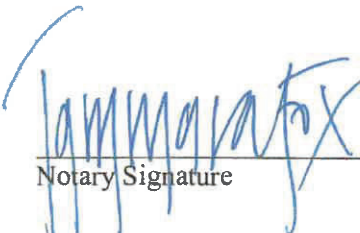
SSTI 1990 NW Federal Hwy 1, LLC ("Owner") owns the real property located at 1990 NW Federal Hwy 1, Stuart, Florida 34994 (the "Property").

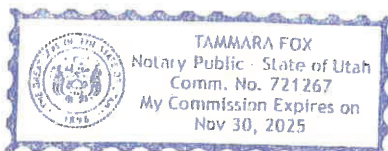
This purpose of this letter is to confirm that the Owner (or Extra Space) is currently applying for permits and approvals at the Property and authorizes Corporate Property Services, Inc. and its employees to apply for, manage, and/or sign documents related to permits and approvals for government regulations and permitting activities at the Property.

Thank you for your attention to this letter of authorization.

Gwyn McNeal
SSTI 1990 NW Federal Hwy 1, LLC
Authorized Representative

Acknowledged this August 5, 2024 by Gwyn McNeal as the authorized representative of SSTI 1990 NW Federal Hwy 1, LLC.


Notary Signature



Parcel 7 (N)

1002-16822
RETURN TO:
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, TX 75204

This instrument prepared by and return to:
Charles Mersky, Esq.
Mastrogiovanni Schorsch & Mersky, P.C.
2001 Bryan Street, Suite 1250
Dallas, Texas 75201

Tax Identification Parcel No.
29-37-41-008-000-00040-0

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 15 day of August, 2012, by STOCKADE STORAGE, LLC, a South Carolina limited liability company, whose address is 78 Ashley Pointe Drive, Suite 300, Charleston, SC 29407 (hereinafter called the "Grantor"), to SSTI 1990 NW Federal Hwy 1, LLC, a Delaware limited liability company, whose address is 111 Corporate Drive, Suite 120, Ladera Ranch, CA 92694 (hereinafter called the "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situated in Martin County, Florida (the "Property"), described as follows:

See Schedule A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

4/35.50
doestamp 5/19/2012

RECEIVED

NOV 08 2024

GROWTH MANAGEMENT
DEPARTMENT

RECEIVED

MAY 24 2024

GROWTH MANAGEMENT
DEPARTMENT

Orange County, Florida
Technical Review Group (TRG) / Development Review Committee (DRC) Application

the Board of County Commissioners for information or clarification may necessitate a response from the applicant. Consequently, non-attendance may result in a vote of denial or a continuance to a future hearing date. Hearings that are continued due to the applicant's actions may require re-advertisement. All costs related to notice of rescheduled hearings and / or additional community meetings shall be the responsibility of the applicant.

7. Signature / Title Work

I, the undersigned, have read this application and hereby attest that the above-referenced information is true, complete, and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to promptly notify the DRC Office, in writing, of any statement or representation which was incorrect or incomplete when made or which becomes incorrect or incomplete by virtue of changed circumstances. Any false information or misrepresentation made on this application or other forms as required by this application may be grounds for revocation of any approval granted by the Development Review Committee, Planning and Zoning Commission, or the Board of County Commissioners.

I acknowledge and accept that an application for the project types listed below may not be deemed sufficient unless and until a current title insurance policy (if available) is provided, as set forth below; if none is currently available, then a title commitment with copies of the deed(s) and all encumbrances shall be provided.

Unless otherwise noted, applications for the following projects shall require a copy of a current title insurance/title commitment with copies of the ownership deed(s) and all encumbrances*:

- Planned Development / Land Use Plan (most current title policy available shall be provided)**
- Preliminary Subdivision Plan**
- Development Plan
- Any substantial change to an approved plan/project that requires Board of County Commissioners' approval**
- Certain non-substantial changes, as determined by the DRC***

837.06 False official statements.—Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

Applicant's Signature: _____ **Date:** _____

* All title work shall be updated prior to construction plan approval, prior to any dedication, at plat submittal, and immediately prior to plat recording. "Current" title work means nothing greater than 90 days old.

**Title policy/commitment shall be received, reviewed, and deemed satisfactory prior to item being scheduled on BCC agenda.

***Plan changes shall not become effective until title work is received, reviewed, and deemed satisfactory.

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of ~~the~~ Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all encumbrances, except for those matters set forth on Schedule B attached hereto and made a part hereof without reimposing same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

WITNESSES:

Stockade Storage, LLC,
a South Carolina limited liability company

[Signature]
(signature)
Name: RICHARD R. KARAMANISCA
(print)

By: [Signature] (SEAL)
Edgar A. Buck, Jr.
Managing Member

[Signature]
(signature)
Name: HENRY G. LONDON
(print)

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

The foregoing instrument was acknowledged before me this 15th day of August, 2012, by Edgar A. Buck, Jr., as Managing Member of Stockade Storage, LLC, a South Carolina limited liability company, on behalf of the limited liability company. He is personally known to me or has produced a valid driver's license as identification.

NOTARY PUBLIC:

Sign [Signature]
Print Jennifer R. Freeman
State of South Carolina (Seal)
My Commission Expires: 08/18/2013

z:\res\strategic capital holdings, llc\stockade\closing documents\parcel 7\parcel 7 (n) special warranty deed (fl).doc

CHARLESTON 339681v1

Orange County, Florida
Technical Review Group (TRG) / Development Review Committee (DRC) Application

Note: Checks should be made payable to: Orange County Board of County Commissioners'

6. General Information

This application will not be considered sufficient and shall not be processed until all required application information and required documentation are provided to the Planning Division. ***All signed application documents shall be originals; no copies shall be accepted. If any information regarding the project (ownership, applicant, request, etc.) changes during the review process, the applicant is required to provide an updated application to the Planning Division.***

Agent Authorization Form: If the applicant is not the owner of the property, the owner must complete and sign the County's Agent Authorization Form. If there are multiple property owners, a separate Agent Authorization Form is required for each owner. If the property is held by any entity other than an individual, the appropriate corporate and/or trust documents are required.

Relationship Disclosure Form: For all DRC project applications, a Relationship Disclosure Form shall be completed by the owner or the owner's authorized agent (when accompanied by a valid Agent Authorization Form on file with the County) and shall be submitted to the Planning Division concurrent with the application. All questions regarding the Relationship Disclosure Form shall be directed to the Orange County Attorney's Office at (407) 836-7320.

Specific Project Expenditure Report: The Specific Project Expenditure Report is a report of all lobbying expenditures incurred by the owner and her / his agent and the owner's lobbyist, contractors, consultants, if applicable, for certain projects or issues that will come before the BCC. This form is required for all DRC applications. All questions regarding the Specific Project Expenditure Report shall be directed to the Orange County Attorney's Office at (407) 836-7320.

Public Notification and Site Visit: The applicant is required to place one or more posters on the property for Land Use Plan, Land Use Plan Amendment, and Preliminary Subdivision Plan applications. The Planning Division will notify the applicant when the posters are prepared and ready for pick up. Failure to post the property according to the posting instructions may result in the postponement of a required public hearing.

For certain application types, surrounding property owners will be notified of the request by mail. Orange County staff will coordinate the mailer.

This application hereby authorizes Orange County staff to enter the property at any reasonable time for the purpose of a site visit in connection with the review of this application.

Community Meeting: A community meeting may be required for this request. If a community meeting is required, the applicant shall be responsible for the payment of all fees associated with the meeting at the time of scheduling. Additionally, the time and date of the community meeting shall be coordinated with the District Commissioner and venue.

Public Hearing: This application may require one or more public hearings. Attendance at all hearings by the applicant or representative is required. Inquiries from the public, the Planning and Zoning Commission, or

Parcel 7 (N)

SCHEDULE A

Legal Description

LOT 4, VISTA COMMONS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK
14, PAGE 77, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Copy Copy Copy

Orange County, Florida
Technical Review Group (TRG) / Development Review Committee (DRC) Application

2. Project Type

New Projects:	Change Determinations:	Other:
☐ Land Use Plan	☐ Land Use Plan	☐ Discussion
☐ Land Use Plan Amendment	☐ Preliminary Subdivision Plan	☐ Extension
☐ Preliminary Subdivision Plan	☐ Development Plan	☐ Appeal
☒ Development Plan	☐ Development Order (NOPC)	☒ Pre-Application
☐ Development Order		☐ Agreement
☐ Live Local Act DP		

3. Owner / Applicant Information

Applicant / Primary Contact / Authorized Agent ¹	Owner (If multiple owners, add additional sheets as necessary)
Company: CORPORATION PROPERTY SERVICES	Company: D R HORTON, INC.
Name: Daryl Johnson	Name: MATTHEW STOLZ
Address: 1239 E. NEWPORT CENTER DRIVE	Address: 10192 DOWDEN RD
City, State, Zip: DEERFIELD BEACH, FL 33442	City, State, Zip: ORLANDO, FL 32832
Phone: 954-426-5144	Phone: 407-912-5000
Fax:	Fax:
Email: daryl@corporatepropertyservices.net	Email:

1. If applicant isn't the owner, an Agent Authorization form is required.

4. Required Documentation (Note: Additional documents may be requested)

☒ Agent Authorization Form(s)	☒ Fee
☒ Relationship Disclosure Form(s)	☒ Title Work
☒ Specific Project Expenditure Report(s)	☒ Incorporation Documents (if applicable)
☒ Electronic Plan Set (CD with single PDF)	☐ Existing DRC / BCC Conditions (For Change Determinations Only)

Note: For specific plan requirements, please see the applicable sufficiency checklist on the Orange County Development Review Committee website at:

<http://www.orangecountyfl.net/OpenGovernment/FollowOurBoards/DevelopmentReviewCommittee.aspx>

5. Fees

Land Use Plan / Land Use Plan Amendment:	\$2,841 +\$2 per acre
Preliminary Subdivision Plan (1-10 lots):	\$2,056
Preliminary Subdivision Plan (11 or more lots):	\$2,129 +\$5 per lot
Development Plan:	\$1,407 +\$2 per acre
Change Determination – Land Use Plan:	\$1,255
Change Determination – Preliminary Subdivision Plan:	\$398
Change Determination – Development Plan:	\$398
Discussion / Extension / Pre-Application:	\$141
Development Order Non-Substantial Deviation:	\$2,749
DRC / BCC Appeal	\$741.00
Hold Harmless Agreement	\$148.00

¹ If Applicant is not the owner, an Agent Authorization form from all owners is required.

SCHEDULE B

Permitted Exceptions

1. Taxes for the year 2012 and all subsequent years, which are not yet due and payable.
2. Provisions of the Plat of Vista Commons, recorded in Plat Book 14, Page 77, Public Records of Martin County, Florida.
3. Easement recorded in Deed Book 13, Page 422, Public Records of Martin County, Florida.
4. Declaration of Covenants, Conditions and Restrictions, which contains provisions for a private charge or assessments, recorded in Book 1422, Page 1566, as affected by Book 1717, Page 2311, Public Records of Martin County, Florida but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Covenant Running With The Land recorded in Book 1422, Page 1655, Public Records of Martin County, Florida but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. Grant of Easement recorded in Book 1430, Page 1741, Public Records of Martin County, Florida.
7. The terms, provisions and conditions contained in that certain Water and Wastewater Service Agreement recorded in Book 1510, Page 913, Public Records of Martin County, Florida.
8. The terms, provisions and conditions contained in that certain Resolution recorded in Book 1606, Page 1723, Public Records of Martin County, Florida.
9. The terms, provisions and conditions contained in that certain Restrictive Covenant recorded in Book 1606, Page 1727, Public Records of Martin County, Florida.
10. The terms, provisions and conditions contained in that certain Unity of Title recorded in Book 1606, Page 1730, Public Records of Martin County, Florida.
11. The terms, provisions and conditions contained in that certain Resolution Number 08-5.35 recorded in Book 2335, Page 1231, Public Records of Martin County, Florida.
12. The terms, provisions and conditions contained in that certain Development Order recorded in Book 2436, Page 326, Public Records of Martin County, Florida.
13. Rights of tenants in possession, as tenants only, under unrecorded written leases.

Orange County, Florida
Technical Review Group (TRG) / Development Review Committee (DRC) Application
 Planning, Environmental and Development Services Department, Planning Division
 201 South Rosalind Avenue, 2nd Floor, Orlando, Florida 32801
 Contact(s): Lisette Egipciaco – (407)836-5684, Lisette.Egipciaco@ocfl.net
 Email completed application to: DRC_Help@ocfl.net

1. Project Information

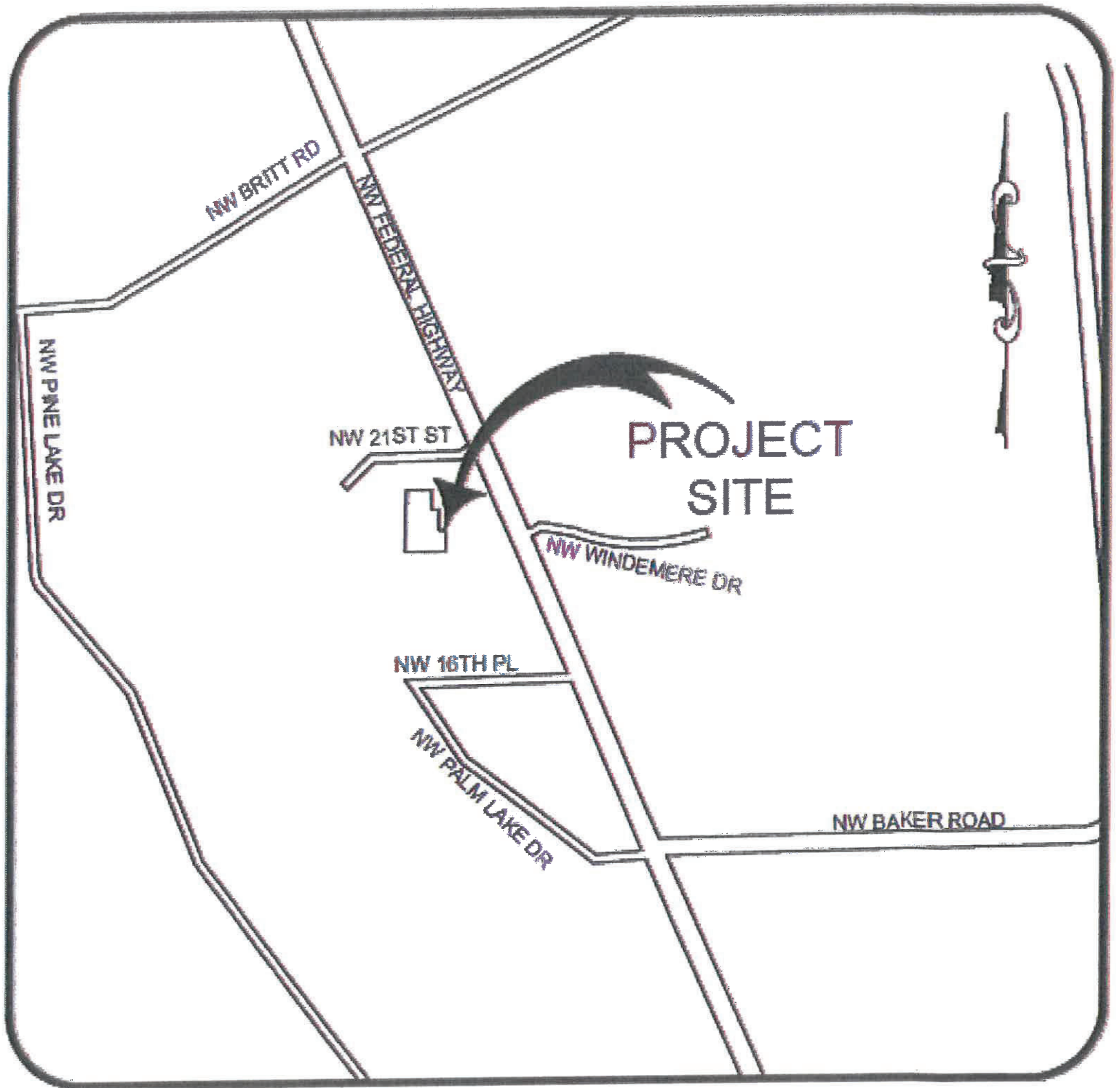
Project Name:	McDONALD'S L/C#009-2718 "Winter Garden"
Detailed Request: →	
PD Name (as approved by the BCC):	WATERLEIGH PD - VILLAGE CENTER
PSP Name (as approved by the BCC):	
Future Land Use:	McDONALD'S RESTAURANT
Current Zoning:	WATERLEIGH PD / LUP
Proposed Zoning:	N/A
Location (North / South of):	NORTH OF...../ SOUTH OF WATERWAY PASSAGE DRIVE
Location (East / West of):	EAST OF...../ WEST OF AVALON ROAD - COUNTY ROAD 545
Parcel ID Number(s):	08-24-27-7525-06-001
Property Address:	16200 ASCEND VILLAGE LANE, WINTER GARDEN, FL 34787
Acreage:	1.30 AC
Affordable / Attainable Housing? (Y / N) If Yes, how many units (or percentage of development program) of affordable / attainable housing are being proposed. Identify what income(s) will these units be targeting based on current Area Median Income data.	N
Is this a Live Local Act Development Plan? (Y / N)	
Development Program / Proposed Use:	Fast food restaurant
Building Setbacks:	Front: 35' Side Street: Side: 10' NHWE: Rear: 10'
Maximum Building Height:	50'
Minimum Living Area:	
Minimum Lot Width:	
School Age Population:	
Commission District:	
Water Provider:	ORANGE COUNTY
Wastewater Provider:	ORANGE COUNTY
CEA #:	
Conservation Area Determination #:	
Conservation Area Impact #	

Legal Description

PARCEL 1:

LOT 4, VISTA COMMONS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 77, 2004, VOL. 1, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL CONTROL # 29-37-41-008-000-00040-0



VICINITY MAP

SCALE: 1" = 300'

RECEIVED

NOV 08 2024

GROWTH MANAGEMENT
DEPARTMENT



CERTIFICATE OF NON-TRANSFER

SSTI 1990 NW FEDERAL HWY 1 LLC, a Florida limited liability company, hereby certifies that: (1) it is the current owner of the property described in the deed attached hereto as Exhibit "A" (Deed"), and (2) that as of the date of this Certification, there has not been a property title transfer since that Deed.

Dated this 10th day of October, 2023.

SSTI 1990 NW FEDERAL HWY 1 LLC,
a Florida limited liability company

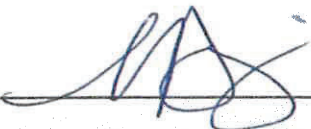
By: 
Steven Zinn, Construction Manager

Exhibit A:

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida

County of Martin

The foregoing instrument was acknowledged before
me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 10 day of October, 2023, by
Date Month Year

Steven Zinn

Name of Person Acknowledging

Lyn A. Kadon

Signature of Notary Public — State of Florida

Lyn A. Kadon

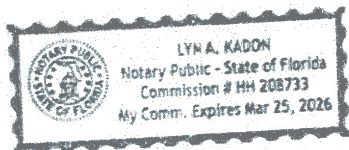
Name of Notary Typed, Printed or Stamped

☐ Personally known

☒ Produced Identification

Type of Identification Produced: Florida

Drivers License



Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Certificate of Non-Transfer

Document Date: 10/10/2023 Number of Pages: 1

Signer(s) Other Than Named Above: _____

LEGAL DESCRIPTION

LOT 4, VISTA COMMONS, ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 14, PAGE 77, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

RECEIVED

NOV 08 2024

GROWTH MANAGEMENT
DEPARTMENT