



Martin County, Florida  
 Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

**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](http://www.martin.fl.us/accessibility-feedback)

**A. GENERAL INFORMATION**

**Type of Application:** Major Final Site Plan

**Name or Title of Proposed Project:** Wawa - Kanner & Locks

**Brief Project Description:**

Applicant is requesting approval of a Major Final Site Plan 5,537 sf convenience store with 600 sf of outdoor seating with gas sales with associated site improvements.

**Was a Pre-Application Held?**  YES/NO  **Pre-Application Meeting Date:** 08/03/2023

**Is there Previous Project Information?**  YES/NO

**Previous Project Number if applicable:** \_\_\_\_\_

**Previous Project Name if applicable:** \_\_\_\_\_

**Parcel Control Number(s)**

08-39-41-000-004-00050-6  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**B. PROPERTY OWNER INFORMATION**

**Owner (Name or Company):** Richard and Kathy Rastrelli

**Company Representative:** N/A

**Address:** 557 SW 11th Court

**City:** Palm City, **State:** FL **Zip:** 34990

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Kanner Investment Partners, LLC

Company Representative: Matt Williams

Address: 1490 Florida A1A, Suite 301

City: Satellite Beach, State: FL Zip: 32937

Phone: 321-428-4424 Email: matt.williams@matthewdev.com

**Agent (Name or Company):** Engineering Design & Construction, Inc.

Company Representative: David Baggett / Bradley Currie

Address: 10250 SW Village Parkway, Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-462-2455 Email: davidbaggett@edc-inc.com;  
bradcurrie@edc-inc.com 

**Contract Purchaser (Name or Company):** Kanner Investment Partners, LLC

Company Representative: Matt Williams

Address: 1490 Florida A1A, Suite 301

City: Satellite Beach, State: FL Zip: 32937

Phone: 321-428-4424 Email: matt.williams@matthewdev.com

**Land Planner (Name or Company):** Same as agent.

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** Conceptual Design Group, Inc.

Company Representative: Jeffrey W. Smith

Address: 900 East Ocean Blvd., Suite 130-D

City: Stuart, State: FL Zip: 34994

Phone: 772-344-2340 Email: jscdginc@bellsouth.net

**Surveyor (Name or Company):** Engineering Design & Construction, Inc.

Company Representative: Michael T. Owen

Address: 10250 SW Village Parkway, Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-462-2455 Email: mikeowen@edc-inc.com

**Civil Engineer (Name or Company):** Engineering Design & Construction, Inc.

Company Representative: David C. Baggett, P.E.

Address: 10250 SW Village Parkway, Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-462-2455 Email: davidbagget@edc-inc.com

**PROJECT PROFESSIONALS CONTINUED**

**Traffic Engineer (Name or Company):** O'Rourke Engineering & Planning  
Company Representative: Susan E. O'Rourke  
Address: 3725 SE Ocean Blvd., Suite 201  
City: Stuart, State: FL Zip: 34996  
Phone: 772-781-7918 Email: seorourke@comcast.net

**Architect (Name or Company):** Cuhaci Peterson  
Company Representative: \_\_\_\_\_  
Address: 124 S. Maple Street, Suite 300  
City: Ambler, State: PA Zip: 19002  
Phone: 215-641-4830 Email: information@c-p.com

**Attorney (Name or Company):** \_\_\_\_\_  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Environmental Planner (Name or Company):** Engineering Design & Construction, Inc.  
Company Representative: Toby Overdorf  
Address: 10250 SW Village Parkway, Suite 201  
City: Port St. Lucie, State: FL Zip: 34987  
Phone: 772-462-2455 Email: tobyoverdorf@edc-inc.com

**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

06/11/2024  
Date

Bradley J. Currie (Authorized Agent)  
Printed Name

**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 11 day of June, 2024, by Bradley J. Currie (Auth. Agent), who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



Patricia M. Sesta

(Printed, Typed or Stamped Name of Notary Public)



**Martin County Florida Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
 2401 SE Monterey Road, Stuart, FL 34996  
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### Digital Submittal Affidavit

I, Patricia Sesta, attest that the electronic version included for the project Wawa - Kanner & Locks 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.

Patricia Sesta  
 Applicant Signature

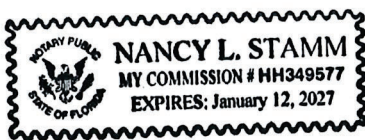
2-19-2024  
 Date

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 19 day of February, 2024, by Patricia Sesta, who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Nancy L. Stamm

(Printed, Typed or Stamped Name of Notary Public)



**WAWA KANNER & LOCKS  
Major Final Site Plan Application**

**September 23, 2024**

**REQUEST**

***On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting the review and approval of a major final site plan for a project known as Wawa - Kanner & Locks. The applicant is requesting major final site plan approval for a 5,537 square foot convenience store with a 787 square foot outdoor seating area and 12 fueling stations with associated site improvements. The subject parcel is approximately 2.29 acres.***

***The property is generally located south of Locks Rod and east of Kanner Highway in Martin County, Florida. The property is located within the Primary Urban Services District.***

**SITE CHARACTERISTICS & PROJECT HISTORY**

The parcel size is 2.29 acres and is currently undeveloped. The parcel associated with this request is noted below:

Parcel ID	Parcel Number	Future Land Use	Zoning
08-39-41-000-004-00050-6	SW Kanner Hwy & Lock Rd	CG	GC

The subject parcel has a Future Land Use designation of Commercial General (CG) and an underlying Zoning Designation of General Commercial (GC). The General Commercial Zoning designation allows for convenience stores with fueling stations as a permitted use. The permitted use category for this development is *Vehicular Service and Maintenance*.

**Applicant:** Engineering Design & Construction, Inc.

**Owner:** Richard & Kathy L. Rastrelli  
557 SW 11<sup>th</sup> Ct.  
Palm City, FL 34990

**Parcel ID:** 08-39-41-000-004-00050-6

**Legal Description:** THE WEST ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF LOT 4, TOPICAL FRUIT FARMS, NORTH OF S.R. 76, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF, AND LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LOCKS ROAD (A 50 FOOT RIGHT-OF-WAY) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.R. 76 (AS NOW

ESTABLISHED); THENCE SOUTH 49°05'47" WEST ALONG SAID RIGHT-OF-WAY LINE OF S.R. 76, A DISTANCE OF 153.35 FEET; THENCE NORTH 41°02'55" WEST, 109.22 FEET; THENCE SOUTH 89°04'15" WEST, 118.38 FEET; THENCE NORTH 00°55'45" WEST, 15 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF LOCKS ROAD; THENCE NORTH 89°04'15" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 306.27 FEET TO THE POINT OF BEGINNING.

FLU:

Commercial General



Zoning:

General Commercial



**Flood Zone:** X



**Surrounding Uses:**

	FLU	Zoning
<b>North</b>	Estate Density 2 UPA	R-2
<b>South</b>	ROW / Commercial Limited	LC
<b>East</b>	ROW / Commercial Limited	LC
<b>West</b>	Estate Density 2 UPA	R-2

**Development Standards:**

Category	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa) <sup>1</sup>	Max. Hotel Density (upa) <sup>*</sup>	Max Building Coverage (%)	Max. Height (ft)/(Stories)	Min. Open Space (%)	Other Req. (footnote)
A	GC	10,000	80	--	20.00	60	40	20	--

**Structure Setbacks:**

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	GC	25	25	25	25	20	20	30	40	10	10	20	30

**Concurrency**

**Utility Provider:** The proposed development will receive water and sewer service from Martin County Utilities.

**Irrigation Source:** Potable Water (MCU)



- Traffic:** Please see traffic analysis attached to this submittal package.
- Parks:** Not applicable as this is a commercial development.
- Schools:** Not applicable as this is a commercial development.
- Stormwater:** The surface water management system for the project will collect site runoff in a series of inlets which will convey the runoff to offsite drainage area.
- Environmental:** Please see attached environmental assessment.

**We respectfully request a certificate of public facility reservation for this proposed development.**

Included in this submittal, please find the Martin County Nonn-PUD Major Final Site Plan checklist. Most of the items are included in this package. A list of items not applicable for this project are listed below:

15. Wildlife Risk Scoresheet
16. School Impact Scoresheet
19. Master Stormwater Report
23. Environmental Waiver
24. PAMP
26. Groundwater Model
28. Utility Certification
30. Previously Approved Site Plan
32. Phasing Plan

***Based on the above narrative and attached information, the Petitioner respectfully requests review and approval of the requested application.***

Z:\EDC-2023\23-222 - Matthew - Kanner & Locks\ENGINEERING\Documents\Submittal Documents\Justification Statement\2024-09-23\_REVISED\_Wawa\_Kanner\_Locks\_Major\_Final\_Site\_Plan\_Narrative\_23-222.docx

Richard Rastrelli and Kathy Rastrelli  
557 SW 11<sup>th</sup> Court  
Palm City, FL 34990

**AGENT CONSENT FORM**

Project Name: Wawa – Kanner and Locks

Parcel ID: 08-39-41-000-004-00050-6

BEFORE ME THIS DAY PERSONALLY APPEARED Richard Rastrelli, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

**FURTHER AFFIANT SAYETH NOT.**

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of February, 2024, by Richard Rastrelli (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

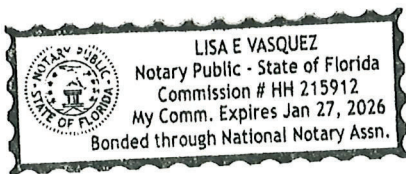
Lisa E Vasquez  
Notary Signature

[Signature]  
Owner's Signature

Lisa E Vasquez  
Printed Name of Notary

Richard Rastrelli  
Owner's Name

(Notary Seal)



557 S.W 11<sup>th</sup> CRT  
Street Address

Palm City, FLA  
City, State, Zip

My commission expires \_\_\_\_\_

772-285-4915  
Telephone / Email

Matthew Development, L.L.C. / Kanner Investment  
7331 Office Park Place Suite 200 Partners, LLC  
Viera, FL 32940

**AGENT CONSENT FORM**

Project Name: Wawa – Kanner & Locks

Parcel ID: 08-39-41-000-004-00050-6

BEFORE ME THIS DAY PERSONALLY APPEARED Matthew T. Williams, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 23 day of February, 2024, by Matthew T. Williams (Name of Person Acknowledging) who is personally known to me or who has produced N/A (type of identification) as identification and who did (did not) take an oath.

[Signature]

Notary Signature

[Signature]

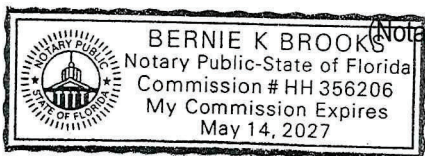
Owner's Signature

Bernie K. Brooks

Printed Name of Notary

Matthew T. Williams

Owner's Name



(Notary Seal)

1490 Hwy A1A #301

Street Address

Seaside Beach, FL 32931

City, State, Zip

5/14/2027  
My commission expires

321-254-2400  
brooks@kanner.matt.williams@matthewdev.com

Telephone / Email

COM

INSTR # 2200529  
 OR BK 02444 PG 1636  
 Pgs 1636 - 1637 (2 pgs)  
 RECORDED 03/23/2010 02:12:28 PM  
 MARSHA EWING  
 CLERK OF MARTIN COUNTY FLORIDA  
 DEED DOC TAX 0.70  
 RECORDED BY S Phoenix

Prepared by and return to:  
 Carrie Lavargna, Esquire  
 Carrie Lavargna Esquire PA  
 401 SE Osceola Street, Suite 101  
 Stuart, Florida 34994

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, made this day, February 23, 2010, by **RICHARD RASTRELLI**, whose post office address is 557 S.W. 11<sup>th</sup> Court, Palm City, Florida 34990 (the "GRANTOR") to **RICHARD RASTRELLI and KATHY L. RASTRELLI, husband and wife**, whose post office address is 557 SW 11<sup>th</sup> Court, Palm City, Florida 34990 ("GRANTEES").

**WITNESSETH**, That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the GRANTEES, their heirs and assigns forever, all of the GRANTOR'S right, title and interest in and to the following described land, situate, and being in the County of **MARTIN COUNTY, STATE OF FLORIDA**, to wit:

**See Exhibit A attached hereto and made a part hereof.**  
**Parcel ID: 08-39-41-000-004-00050-6.**

This deed transfers unencumbered property between spouses for estate planning purposes and is exempt from payment of documentary taxes and is vacant land, non homestead property.

In Witness Whereof, the GRANTOR has executed this Deed as of the date set forth above.

WITNESSES:

*Lynn D. Schwartz*  
 Name: Lynn D. Schwartz  
*Carrie Lavargna*  
 Name: Carrie Lavargna

*Richard Rastrelli*  
 \_\_\_\_\_  
 RICHARD RASTRELLI

STATE OF FLORIDA            )  
 COUNTY OF MARTIN         )

**I HEREBY CERTIFY**, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, **RICHARD RASTRELLI** who produced his driver's license as identification and who signed the foregoing deed in my presence.

**WITNESS** my hand and official seal this day, February 23, 2010.

*Lynn D. Schwartz*  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF FLORIDA

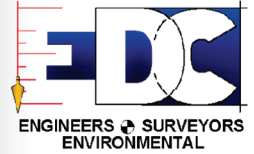


Exhibit "A."

The West one-half ( $\frac{1}{2}$ ) of the North one-half ( $\frac{1}{2}$ ) of Lot 4, TROPICAL FRUIT FARMS, North of S.R. 78, Section 8, Township 30 South, Range 41 East, according to the plat thereof recorded in Plat Book 3, Page 6, Public Records of Palm Beach (now Martin) County, Florida, LESS the North 25 feet thereof. and LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

Begin at the intersection of the Southerly right-of-way line of Locks Road (a 50 foot right-of-way) with the Northwesterly right-of-way line of S.R. 78 (as now established); thence South  $48^{\circ}05'47''$  West along said right-of-way line of S.R. 78, a distance of 153.35 feet; thence North  $41^{\circ}02'55''$  West, 109.23 feet, thence South  $89^{\circ}04'15''$  West, 118.38 feet; thence North  $00^{\circ}55'45''$  West, 15 feet to the said Southerly right-of-way line of Locks Road; thence North  $89^{\circ}04'15''$  East along said right-of-way line a distance of 308.27 feet to the Point of Beginning.

Parcel - 08-39-41-000-004-0050-6.



February 23, 2024

*Via: Hand Delivery*

Assigned Planner  
Martin County Growth Management  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: Wawa – Kanner & Locks, , Parcel # 08-39-41-000-004-00050-6**

To Whom It May Concern:

This letter is to advise staff that the ownership of the property associated with the above noted project has not been conveyed since the recording of the deed. A copy of the recorded warranty deed is included as part of this submittal package.

If you have any questions regarding this application, the attached documents, or the project, please contact our office.

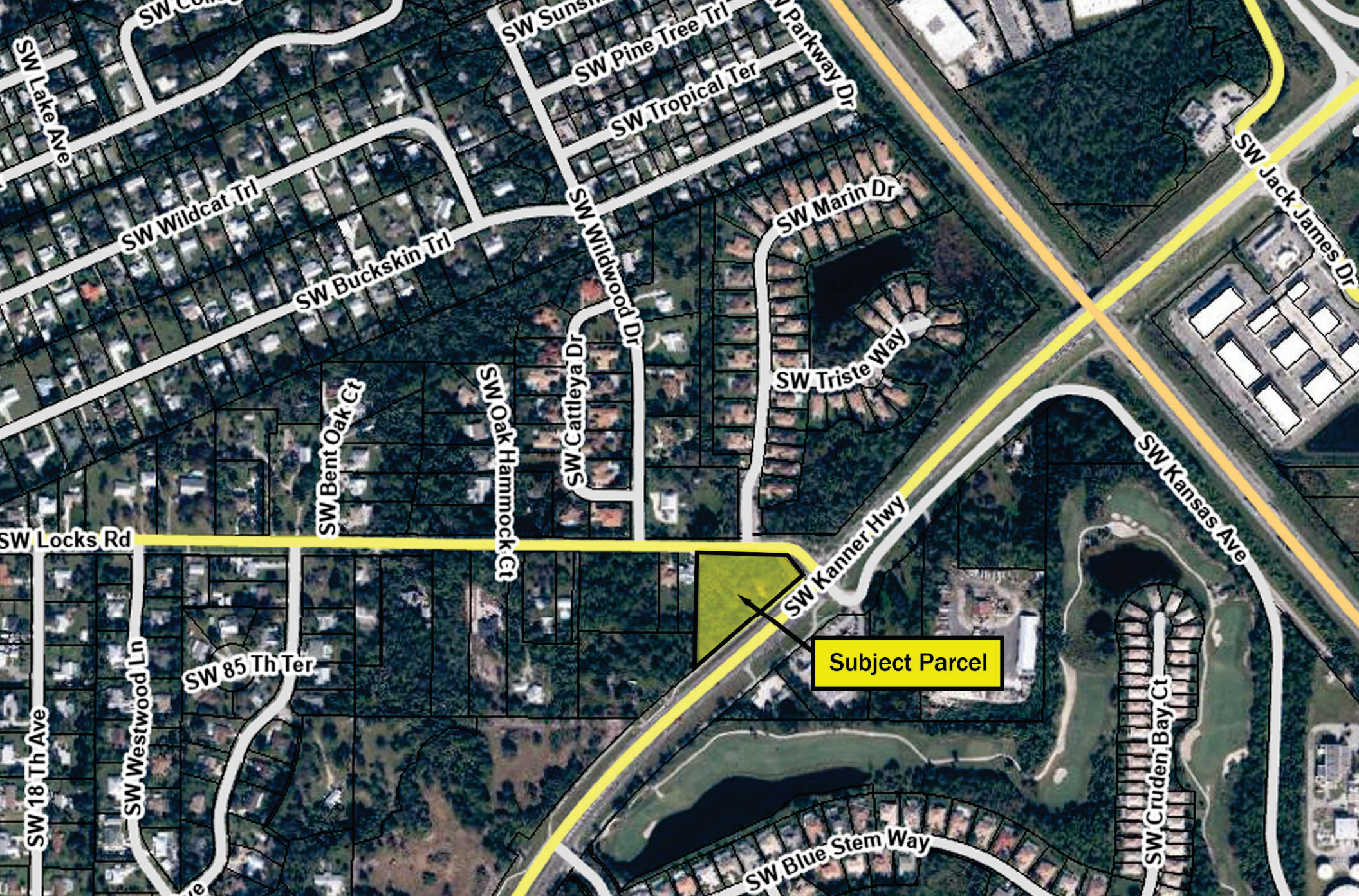
Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**

A handwritten signature in blue ink that reads 'Patricia Sesta'.

Patricia Sesta  
Planner

Z:\EDC-2023\23-222 - Matthew - Kanner & Locks\ENGINEERING\Documents\Letters\2024-02-23\_Wawa\_Kanner\_Locks\_No\_Property\_Transfer\_Ltr\_23-222.docx



Wawa - Kanner & Locks

Martin County, FL

Location Map

