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

## A. GENERAL INFORMATION

**Type of Application:** Zoning Change

**Name or Title of Proposed Project:** Floridays RV Park - 10705 SE Federal Hwy

**Brief Project Description:**

On behalf of Floridays Mobile Park, LLC., who owns Parcel 34-38-42-000-095-00020-7 located on 10705 SE Federal Highway, EDC is requesting an Amendment to the Martin County Land Development Regulating Plan to reassign the CRA subdistrict of Parcel 34-38-42-000-095-00020-7 from General to Corridor. The purpose of changing the subdistrict is to reestablish a RV park as an alternative use on this property.

**Was a Pre-Application Held?** ☑ **YES/NO** ☐ **Pre-Application Meeting Date:** 08/31/2023

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

**Previous Project Number if applicable:** N/A

**Previous Project Name if applicable:** N/A

**Parcel Control Number(s)**

34-38-42-000-095-00020-7

## B. PROPERTY OWNER INFORMATION

**Owner (Name or Company):** Floridays Mobile Park LLC

Company Representative: Michael Graham; Susanne Graham

Address: 932 Dolphin Drive

City: Jupiter, State: FL Zip: 33458

Phone: (561) 309-3251 Email: mike@propertylogicfl.com

## C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** Floridays Mobile Park LLC
Company Representative: Michael Graham; Susanne Graham
Address: 932 Dolphin Drive
City: Jupiter, State: FL Zip: 33458
Phone: (561) 309-3251 Email: mike@propertylogicfl.com

**Agent (Name or Company):** Engineering Design & Construction, Inc
Company Representative: Bradley J. Currie
Address: 10250 SW Village Parkway
City: Port St. Lucie, State: FL Zip: 34987
Phone: (772) 462-2455 Email: bradcurrie@edc-inc.com

**Contract Purchaser (Name or Company):** _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

**Land Planner (Name or Company):** Engineering Design & Construction, Inc
Company Representative: Bradley J. Currie
Address: 10250 SW Village Parkway
City: Port St. Lucie, State: FL Zip: 34987
Phone: (772) 462-2455 Email: bradcurrie@edc-inc.com

**Landscape Architect (Name or Company):** _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

**Surveyor (Name or Company):** _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

**Civil Engineer (Name or Company):** _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

**PROJECT PROFESSIONALS CONTINUED**

**Traffic Engineer (Name or Company):** _____
Company Representative: _____
Address: _____
City: _____, State:_____ Zip: _____
Phone: _____ Email: _____

**Architect (Name or Company):** _____
Company Representative: _____
Address: _____
City: _____, State:_____ Zip: _____
Phone: _____ Email: _____

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

**Environmental Planner (Name or Company):** _____
Company Representative: _____
Address: _____
City: _____, State:_____ Zip: _____
Phone: _____ Email: _____

**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 check 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 _____ 09/16/2024 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** 16th **day of** September**, 20**24**, by** Bradley J. Currie**, who is ☒ personally known to me, or ☐ produced the following type of identification** _____.

NOTARY PUBLIC SEAL

PATRICIA M. SESTA
MY COMMISSION # HH 514882
EXPIRES: August 11, 2028

**Notary Public, State of Florida**

Patricia M. Sesta

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**
**772-288-5495** **www.martin.fl.us**

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# Digital Submittal Affidavit

I, Bradley J. Currie, attest that the electronic version included for the project Floridays RV Park 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

08/27/2024
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** 27th **day of** August**, 20**24**, by** Bradley J. Currie**, who is ☐ personally known to me, or ☐ produced the following type of identification** _____.

NOTARY PUBLIC SEAL

PATRICIA M. SESTA
MY COMMISSION # HH 514882
EXPIRES: August 11, 2028

**Notary Public, State of Florida**

Patricia M. Sesta

**(Printed, Typed or Stamped Name of Notary Public)**

August 27, 2024

Elizabeth Nagal, AICP, CNU-A
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

**Re: Project Name: Floridays RV Park – 10705 SE US-1**
**Petition For an Ordinance of Martin County, Florida, Amending Article 12, Redevelopment Code, Division 5, Hobe Sound Community Redevelopment Code; Reassigning the CRA Subdistrict from General to Corridor on Parcel 34-38-42-000-095-00020-7 Located at 10705 SE Federal Highway**

Dear Elizabeth:

On behalf of Floridays Mobile Park, LLC. (the "Owner"), who owns Parcel 34-38-42-000-095-00020-7 located on 10705 SE Federal Highway, Engineering Design & Construction (EDC) is requesting an Amendment to the Martin County Land Development Regulations Article 12, Division 5, Section 12.5.02 – Regulating Plan to reassign the CRA subdistrict of Parcel 34-38-42-000-095-00020-7 from General to Corridor. The purpose of changing the subdistrict to Corridor is to reestablish a recreational vehicle park as an alternative use on this property.

The subject property has been operating as a mobile home and recreational vehicle park since the early 1970's. The owner acquired the property in 2010 and continued to operate a recreational vehicle park exclusively. The owner has since improved the park and maintained a successful business for over 14 years. The owner was able to make improvements to the park as RV parks were originally a permitted use on the property.

Prior to the establishment of the Hobe Sound Community Redevelopment Area (CRA), the subject property had a Future Land Use designation of Medium Density (up to 8 UPA) [Exhibit A] and had a zoning designation of TP – Mobile Home Park District and R-3A – Liberal Multi-Family [Exhibit B]. This zoning designation permitted, "Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance."

On June 16, 2020, Article 12, Division 5, Hobe Sound Community Redevelopment Code was adopted by the Martin County Board of County Commissioners per Ordinance No. 1134. With this adoption, the Future Land Use of Parcel 34-38-42-000-095-00020-7 became CRA Center [Exhibit C] and the zoning became Hobe Sound Redevelopment Zoning District [Exhibit D].

This Ordinance adopted Section 12.5.02 Figure HS-2 – Regulating Plan [Exhibit E] which established sub-districts for each property located within this CRA. Parcel 34-38-42-000-095-00020-7 was assigned the General subdistrict. Section 12.5.03, Table HS-4 establishes the use groups permitted in each Hobe Sound Subdistrict. Recreational vehicle parks are not an allowed use under the General subdistrict, but are an allowed use within the Corridor subdistrict.

The former zoning of Parcel 34-38-42-000-095-00020-7 allowed for recreational vehicle parks; although, the adoption of the Hobe Sound CRA and establishment of subdistricts no longer allow for this use. It seems that the changes were made without recognizing that the designations would not be compatible with the site's long-term operation as a recreational vehicle park. This request seeks to change the subdistrict of Parcel 34-38-42-000-095-00020-7 from General to Corridor pursuant to the justification provided above to authorize recreational vehicle parks as an allowable use on the property.

# EXHIBIT A: SUBJECT PROPETY'S FORMER FUTURE LAND USE

HOBE SOUND FLORIDA

C.R.A. DISTRICT EXISTING CONDITIONS

CURRENT FUTURE LAND USE CATEGORIES

EXISTING CONDITIONS

200' 400' 800' 1600' 2400'

Scale: 1 = 1200

# EXHIBIT B: SUBJECT PROPETY'S FORMER ZONING

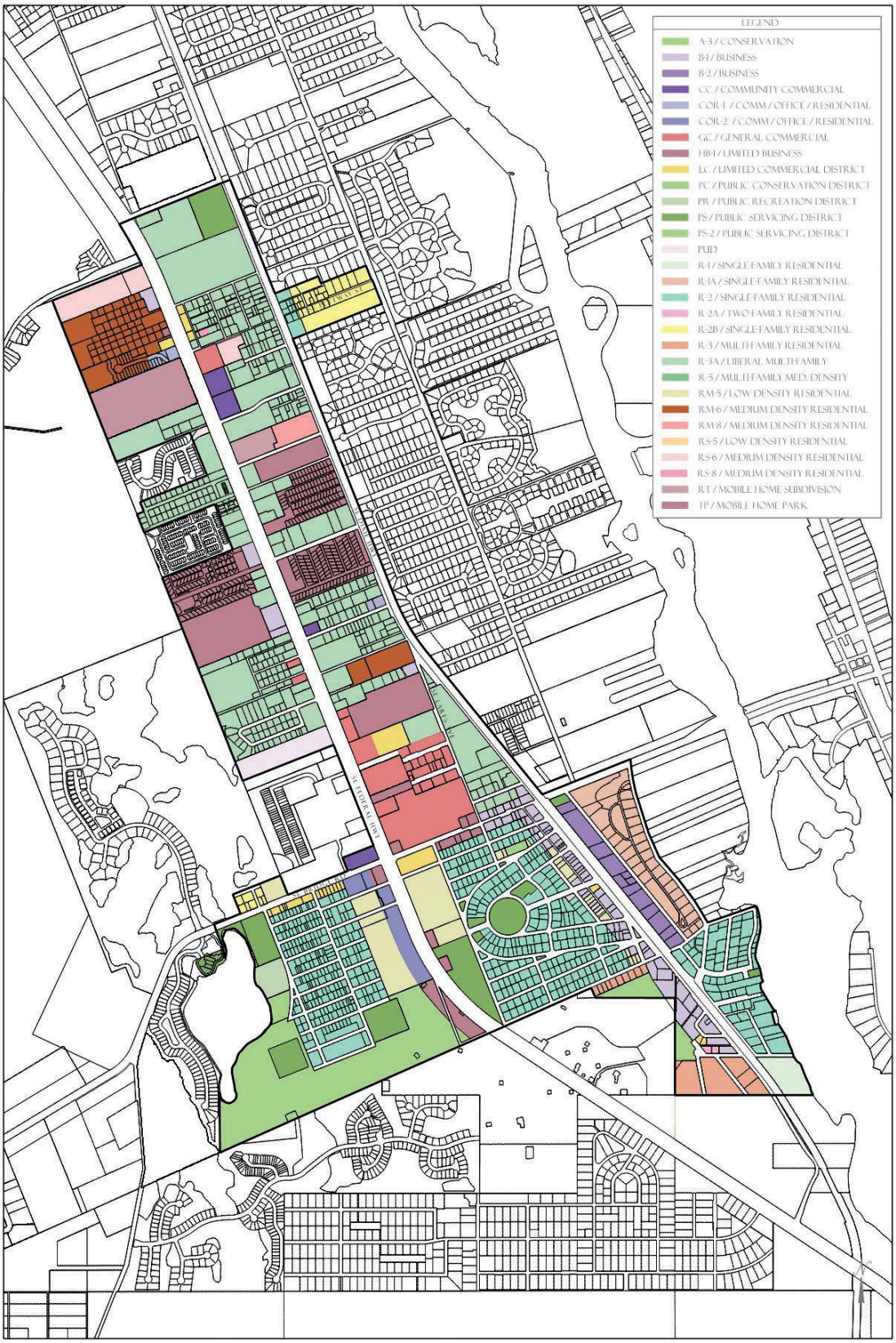


**EXHIBIT C: SUBJECT PROPETY'S CURRENT FUTURE LAND USE**

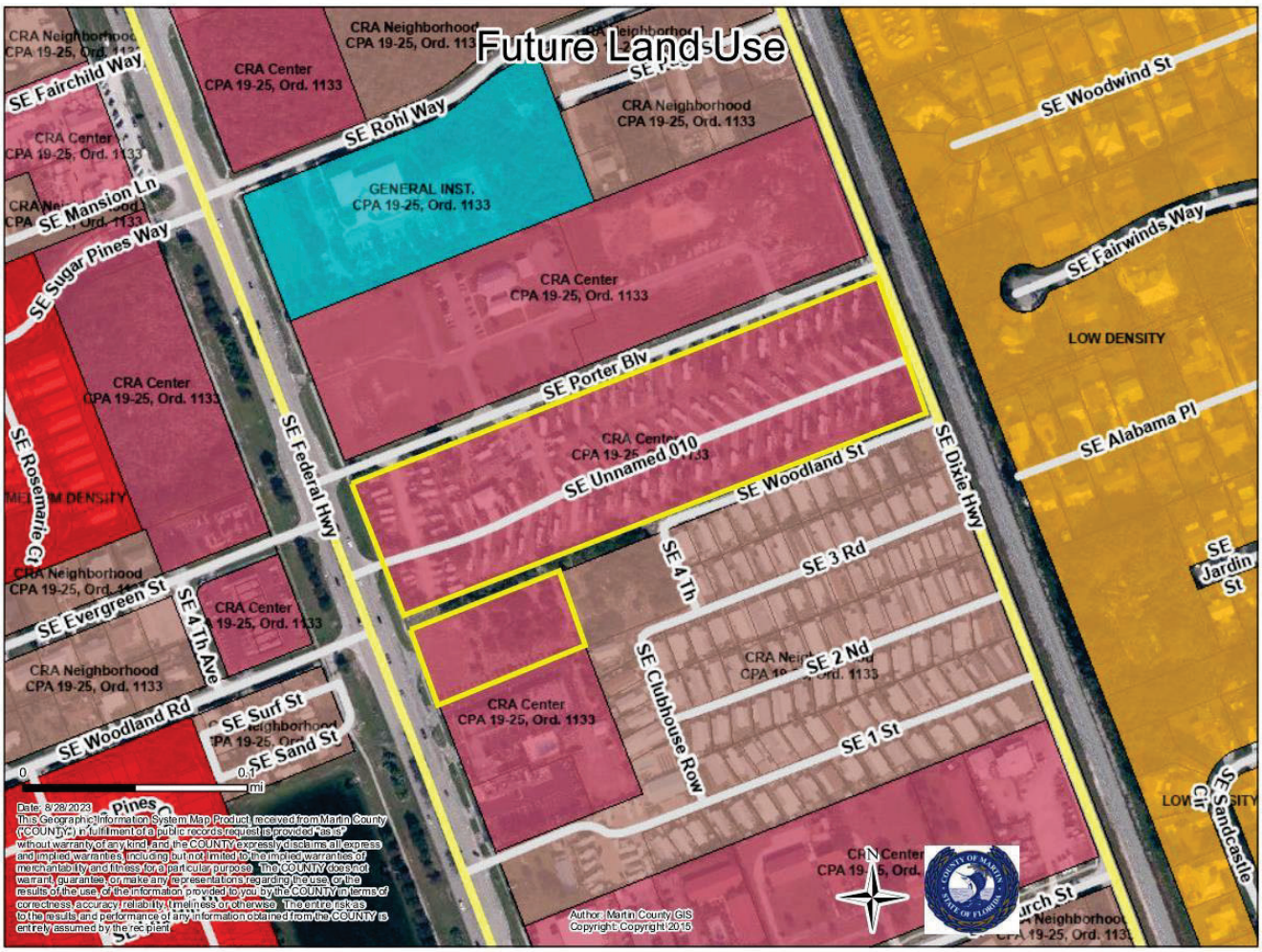
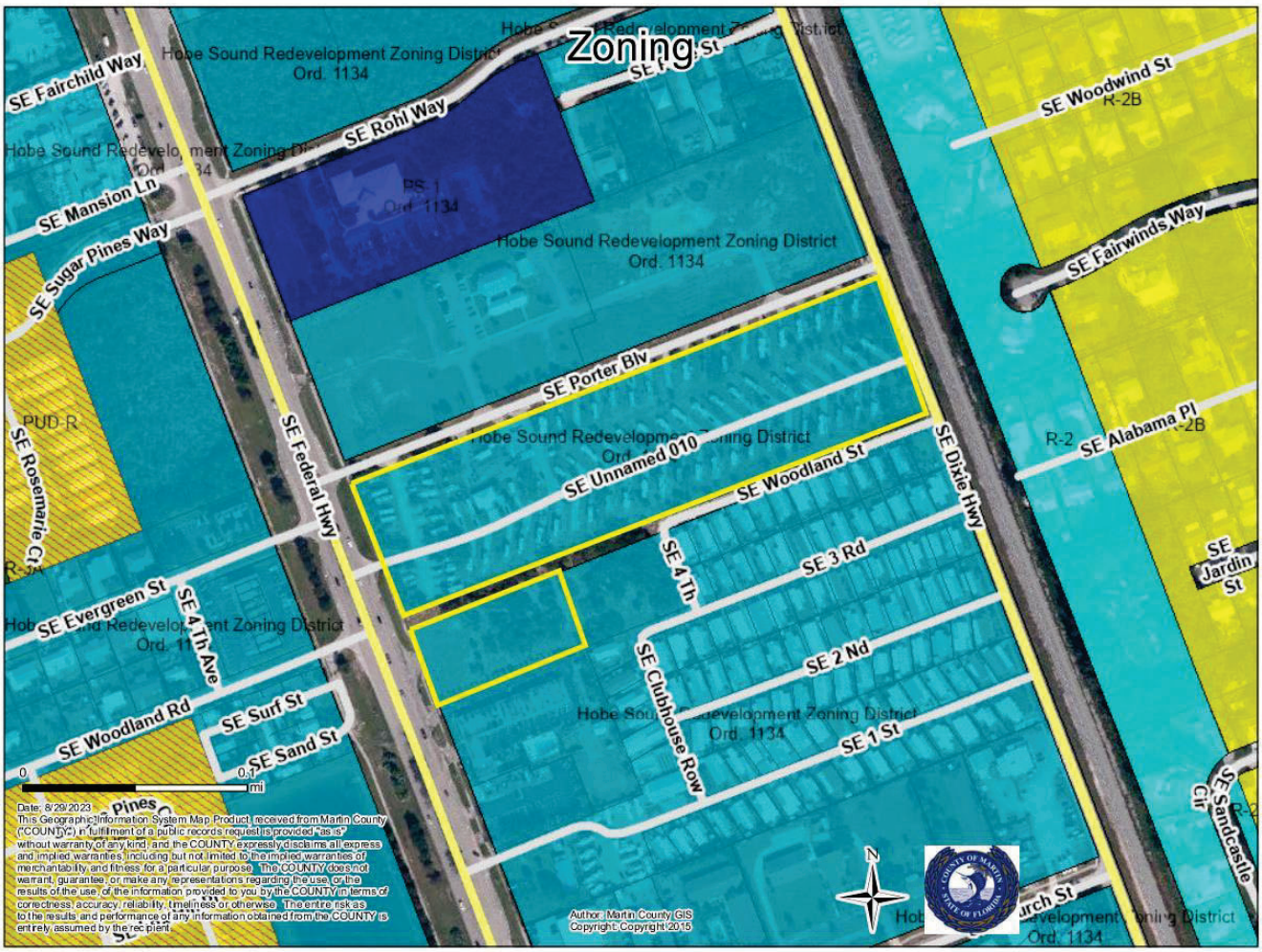
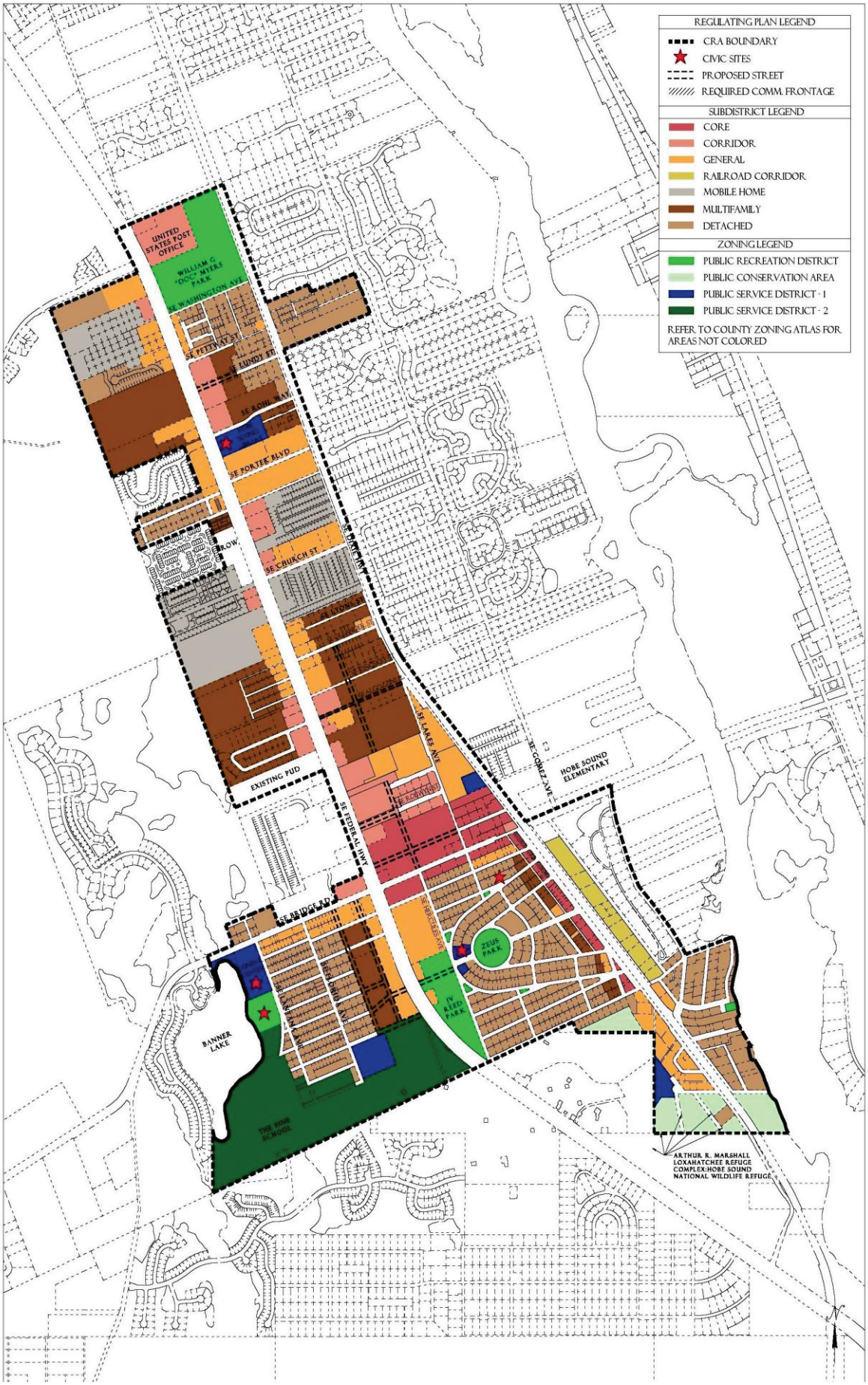


**EXHIBIT D: SUBJECT PROPETY'S CURRENT ZONING**



# EXHIBIT E: FIGURE HS-2 REGULATING PLAN



**FLORIDAYS MOBILE PARK LLC**
932 Dolphin Drive
Jupiter, FL 33458

## AGENT CONSENT FORM

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Project Name: Floridays RV Text Amendment & CRA Subdistrict Amendment

Parcel ID: 343842000095000207 & 343842000094000308

BEFORE ME THIS DAY PERSONALLY APPEARED Michael W Graham, 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 1st day of May, 2024, by Michael W Graham (Name of Person Acknowledging) who is personally known to me or who has produced FLDL (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Robert S. Shell
Printed Name of Notary

(Notary Seal)
ROBERT S. SHELL
Notary Public - State of Florida
Commission # HH 315346
My Comm. Expires Sep 22, 2026

My commission expires

Owner's Signature

Michael W. Graham
Owner's Name

932 Dolphin Drive
Street Address

Jupiter, FL 33458
City, State, Zip

561-309-3251
Telephone / Email mike@propertylogicfl.com

INSTR # 2246486
OR BK 02489 PG 0478
Pgs 0478 - 480; (3pgs)
RECORDED 12/02/2010 10:46:10 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 6,650.00
RECORDED BY T Copus

**PREPARED BY/RETURN TO: S.Steele**
American Home Title of Tampa Bay,Inc.
**6703 North Himes Avenue**
Tampa, Florida 33614
FILE NO.: AHT100800

Copy Copy Copy

## *SPECIAL WARRANTY DEED*

THIS SPECIAL WARRANTY DEED Made this 1st day of October, 2010 by: NFPS, Inc., a Delaware Corporation having its principal place of business at 301 S. College Street Charlotte, NC 28202 hereafter called the Grantor, to Floridays Mobile Park, LLC, a Florida Limited Liability Company, whose mailing address is: 932 Dolphin Drive Jupiter, FL 33458, hereinafter called the Grantee:

Wherever used herein the terms "grantor" and "grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and asigns of corporations.

**WITNESSETH:** That the grantor, for and in consideration of the sum of $10.00 (TEN) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these prents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Martin County, Florida, viz:

See Attached Exhibit "A" for a more complete and accurate legal description.

**TOGETHER** with all tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

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

**AND** the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land.; that it hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its

name and its corporate seal to be hereunto afixed by its proper offices thereunto duly authorized, the day and year above first written.

Sharon Roberts

Name: Sharon Roberts

Terrie G. Brown

Name: Terrie G. Brown

NFPS, Inc., a Delaware Corporation

BY: Angela R. Ivie-Huskey

Angela R. Ivie-Huskey, Assistant Vice President

STATE OF: North Carolina

COUNTY OF: Mecklenburg

The foregoing instrument was acknowledged before me this 10/01/10 by Angela R. Ivie-Huskey, Assistant Vice President of NFPS Inc., a Delaware Corporation, who is personally known to me or who has produced as identification.

WITNESS my signature and official seal.

My Commission Expires:

Veretta L. Covington

NOTARY PUBLIC-State of: North Carolina

My Commission Expires April 6, 2015

VERETA L COVINGTON NOTARY My Comm. Exp. April 6, 2015 PUBLIC MECKLENBURG COUNTY, N. C.

Copy Copy Copy

**File Number:** AHT100800

## EXHIBIT "A" - LEGAL DESCRIPTION

Lot 95, according to the plat of Gomez Grant (West of the Indian River) recorded in Plat Book A, Page 17, Dade (Now Martin ) County, Florida and Plat Book 1, Page 80, Palm Beach (Now Martin) County, Florida, LESS right of way FCR Public Road and Less and except the following described parcel as deeded in Official Records Book 1523, Page 508, Public Records of Martin County, Florida.

Beginning at the intersection of the North line of Lot 95, Gomez Grant and Jupiter Island, according to the Plat thereof, as recorded in Plat Book 1, Page 80, Palm Beach County (Now Martin), Florida, Public Records with the Northeasterly right of way line of U.S. Highway No. 1; thence North 68 deg., 56 min., East, along said North line, a distance of 1170.3 feet; thence South 21 deg., 10 min., East a distance of 363.0 feet; South 68.56 feet West, along a line that is 363.0 feet Southeasterly of and parallel to the North line of said Lot 95, a distance of 1170.3 feet to the intersection thereof with the said Northeasterly right of way line of U.S. Highway No. 1; thence North 21 deg., 10 min., West, along said right of way line, a distance of 363.0 feet to the point of beginning; a/k/a all lands encompassed in Plat of Angle-in Mobile Home Court, recorded in Plat Book 4, Page 81, of the Public Records of Martin County, Florida.

Parcel Number: 34-38-42-000-095-0020.70000

Copy Copy Copy

August 27, 2024 *Via: Hand Delivery*

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

**Re: Floridays RV Park, Parcel # 34-38-42-000-095-00020-7, # 34-38-42-000-094-00030-8**

To Whom It May Concern:

This letter is to advise staff that the ownership of the properties associated with the above noted project has not been conveyed since the recording of the deeds. A copy of the recorded warranty deeds for both properties are 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.**

Bradley J. Currie, AICP
Vice President – Planning Division

Z:\EDC-2023\23-163 - Floridays RV Park - 10705 SE US-1\ENGINEERING\Documents\Letters\2024-08-27_No_Property_Transfer_Letter_23-163.docx