



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: Revised PUD Zoning & Master Site Plan

Name or Title of Proposed Project: Coastal Waste & Recycling

Brief Project Description:

Coastal Waste & Recycling of Martin County, LLC intends to construct a maintenance shop that will be approximately 7,800 square feet to support the current service vehicles utilized by the business at that location. Coastal Waste & Recycling also intends to construct a 4,000 square foot office that will include a break room, restrooms and training center for Coastal Waste & Recycling's current operations and employees



Was a Pre-Application Held? ☐ YES/NO ☐ **Pre-Application Meeting Date:** _____

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: N024-005

Previous Project Name if applicable: Coastal Waste & Recycling of Martin County LLC

Parcel Control Number(s)

28-39-42-000-005-00000-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Coastal Waste & Recycling of Martin County, LLC

Company Representative: Josh Rogers & Matthew Cowan

Address: 1840 NW 33rd St.

City: Pompano Beach, **State:** FL **Zip:** 33064

Phone: 954-947-4000 **Email:** jrogers@coastalwasteinc.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Coastal Waste & Recycling of Martin County, LLC

Company Representative: Josh Rogers & Matthew Cowan

Address: 1840 NW 33rd St.

City: Pompano Beach, State: FL Zip: 33064

Phone: 954-947-4000 Email: jrogers@coastalwasteinc.com

Agent (Name or Company): HJA Design Studio, LLC

Company Representative: Erika Beitler

Address: 3500 SW Corporate Parkway, Suite 203

City: Palm City, State: Florida Zip: 34990

Phone: 772-678-7200 Email: erika@hjadstudio.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Betsy Lindsay / Haley Ward

Company Representative: Betsy Lindsay

Address: 7977 SW Jack James Drive

City: Stuart, State: FL Zip: 34997

Phone: 772-286-5753 Email: blindsay@haleyward.com

Civil Engineer (Name or Company): AJ Hydro Engineering, Inc.

Company Representative: Howard Jablon

Address: 5932 NW 73rd Court

City: Parkland, State: FL Zip: 33067

Phone: 954-347-3397 Email: ajhydro@bellsouth.net

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): Gunster _____

Company Representative: Bob Raynes _____

Address: 800 S.E. Monterey Commons Boulevard, Suite 200 _____

City: Stuart _____, State: FL _____ Zip: 34996 _____

Phone: 772-223-2210 _____ Email: rraynes@gunster.com _____

Environmental Planner (Name or Company): EW Consultants _____

Company Representative: Jason Hahner _____

Address: 1000 SE Monterey Commons Blvd., Suite 208 _____

City: Stuart _____, State: Florida _____ Zip: 34996 _____

Phone: 772-287-8771 _____ Email: Jhahner@ewconsultants.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.

Erika Beitler

Applicant Signature

1/15/25

Date

Erika Beitler

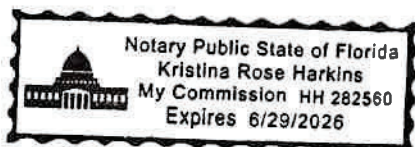
Printed Name

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 15th day of January, 2025, by Erika Beitler, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Wet

(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, Erika Beitler, attest that the electronic version included for the project Coastal Waste & Recycling 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.

Erika Beitler
Applicant Signature

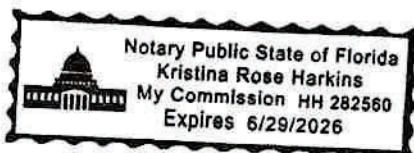
1/15/25
Date

STATE OF FLORIDA
COUNTY OF MARTIN

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NOTARY PUBLIC SEAL

Notary Public, State of Florida



KH

(Printed, Typed or Stamped Name of Notary Public)

Coastal Waste & Recycling PUD Amendment

Project Narrative

Coastal Waste and Recycling of Martin County, LLC is requesting a Third Amendment to the Revised Master/Final Site Plan. The Second Amendment of the Revised Master/Final Site Plan along with the PUD Zoning Agreement was approved on March 22, 2023, and recorded in the Martin County, ORBK 3372, PG 250.

Coastal Waste and Recycling of Martin County, LLC intends to construct a maintenance shop that will be approximately 7,800 square feet to support the current service vehicles utilized by the business at that location. Coastal Waste & Recycling also intends to construct a 4,000 square foot office that will include a break room, restrooms and training center for Coastal Waste & Recycling's current operations and employees.

The requested amended area on Revised Master/Final Site Plan and "Exhibit D" in the PUD Zoning Agreement is approximately 4 acres of the total +/- 22.7-acre site, located on the west side of the access drive, in the existing unpaved stabilized area and adjacent to the existing 0.60-acre dry retention area. Water and wastewater will continue to be provided by South Martin Regional Utilities. Access to the site is provided from SE Suzanne Drive via a platted public access easement recorded in Martin County Plat Book 11, Page 74.

Coastal Waste & Recycling PUD Amendment

PUD Benefits Statement

This is a third amendment to Coastal Waste & Recycling Planned Unit Development which is revised to reflect the following:

1. The addition of an approximately 7,800 square foot maintenance shop to support the current service vehicles.
2. The addition of an approximately 4,000 square foot office will include a break room, restrooms, and a training center for operations and employees.

There are several PUD benefits currently in place with the existing approval of the second amendment to this PUD and all of the terms and conditions of the PUD Agreement which are not specifically amended or revised by this Third Amendment shall remain in full force and effect.

An additional PUD benefit that is being proposed with this application. The benefit states "Within 60 days of approval of this Third Amendment, OWNER shall pay to the Martin County Public Works Department the sum of \$25,000.00, which shall be used for the maintenance of SE Suzanne Drive.

Overall, the proposed PUD amendment aligns with the goals of enhancing operational capabilities, improving employee welfare, and utilizing land resources efficiently, thereby contributing positively to the community and the environment.

July 12, 2024

Paul Schilling
Martin County Growth Management Director
2401 Southeast Monterey Road
Stuart, Florida 34996

Coastal Waste & Recycling of Martin County, LLC
1840 NW 33rd St,
Pompano Beach, FL 33064

RE: Coastal Waste & Recycling

Please be advised that Coastal Waste & Recycling of Martin County, LLC, hereby authorizes HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process, and to submit any applications or related materials with respect thereto.

MD
Signature
General Counsel + Secretary
Title

Matthew Cowan
Print Name
July 12, 2024
Date

To be filled out by Notary:

The foregoing instrument was acknowledged before me this 12th day of July

20 24 by Matthew Cowan, as General Counsel + Secretary of
(Representative Name) (Title)
Coastal Waste + Recycling
of Martin County, LLC, a Delaware Limited Liability Company, on
(Company Name) (State)

behalf of the company who is ☒ personally known to me or has produced proper identification.

Signature Harrison Porter

(Notary Seal or Stamp)

Print Name Harrison Porter

Notary Public-State of Florida

My Commission Expires Aug 18, 2028



E-RECORDED

simplifile®

ID: 86 2963 PG 319County: MartinDate: 12-6-17 Time: 11:53 amPrepared by and record and return to:

Paul K. Hines, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500-E
West Palm Beach, FL 33401

Tax ID No.: 28-39-42-000-005-00000-0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of this 30th day of November, 2017, by NU-WAY RECYCLING CORP., a Florida corporation, whose address is 12967 SE Suzanne Drive, Hobe Sound, Florida 33455 (hereinafter referred to as "Grantor"), to COASTAL WASTE & RECYCLING OF MARTIN COUNTY, LLC, a Delaware limited liability company, whose address is 150 Palmetto Park Road, Suite 800, Boca Raton, Florida 33432 (hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Martin, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Property").

SUBJECT TO real estate taxes and assessments for the year 2017 and subsequent years, not yet due and payable, those matters listed on **Exhibit "B"** attached hereto, which reference shall not operate to reimpose the same, and zoning ordinances and other land use regulations affecting said Property, if any.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.


And the said Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and has good right, full power, and lawful authority to sell and convey the Property, and hereby warrants the title to said Property, subject as aforesaid, and will defend the same against the lawful claims of all persons, claiming by, through or under the Grantor, but against no others.

Signature Page Follows.

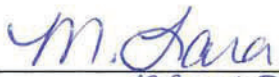
IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first set forth above.

Signed, sealed and delivered
in the presence of:

NU-WAY RECYCLING CORP., a Florida
corporation



Print Name: Stacie Townsend

By: 
John Porter, President


Print Name: MICHELLE LARA

STATE OF FLORIDA)
COUNTY OF Palm Beach) ss:

The foregoing instrument was acknowledged before me this 30th day of November, 2017, by John Porter, as President of NU-WAY RECYCLING CORP., a Florida corporation, on behalf of said corporation, who ☐ is personally known to me, or ☒ has produced FL Drivers License as identification.


Notary Public – State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

[Notary Seal]



EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Martin, State of Florida, and is described as follows:

A parcel of land lying in Fractional Section 28, Township 39 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

From the Southwest corner of said Fractional Section 28, run S 89° 34' 38" E, along the South line of said Section 28, a distance of 231.80 feet to the point of intersection of said South line of Section 28 with the South line of Gomez Grant, said point of intersection also being the POINT OF BEGINNING of the herein described parcel.

Thence run N 66° 39' 33" E, along the said South line of Gomez Grant, a distance of 485.00 feet; thence N 66° 25' 47" E, along the South line of Gomez Grant, a distance of 2271.39 feet; thence along the West line of a parcel of land now or formerly the property of Frank Ryan, S 23° 34' 13" E, a distance of 200.00 feet; thence S 66° 25' 47" W, a distance of 631.66 feet; thence S 0° 25' 22" W, a distance of 329.46 feet; thence N 89° 34' 38" W, a distance of 102.40 feet, thence S 0° 25' 22" W, a distance of 350.00 feet to a point in the South line of Section 28; thence N 89° 34' 38" W, along said South line of Section 28, a distance of 1920.85 feet to the POINT OF BEGINNING.

Legal Description of Road Right-of-Way

A parcel of land lying in Fractional Section 28, Township 39 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

From the Southwest corner of said Fractional Section 28, run S 89° 34' 38" E, along the South line of said Section 28, a distance of 2152.65 feet; thence N 0° 25' 22" E, a distance of 290.00 feet to the Point of Beginning of the herein described 60 foot right-of-way.

Proceed S 89° 34' 38" E along a line parallel to and 290.00 feet North of (as measured at right angles to) the abovementioned South line of Section 28, a distance of 975.49 feet to a point in the Westerly right-of-way line of Flora Road; a 40 foot right-of-way; thence N 22° 33' 39" E, along said Westerly right-of-way line a distance of 64.78 feet to a point in a line parallel to and 350.00 feet North of (as measured at right angle to) the above mentioned South line of Section 28; thence N 89° 34' 38" W, along said parallel line, a distance of 999.90 feet; thence S 0° 25' 22" W, a distance of 60.00 feet to the Point of Beginning.

EXHIBIT "B"

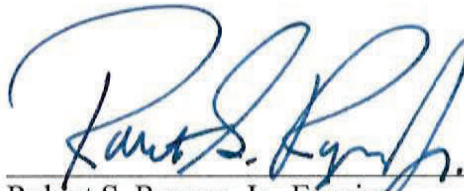
PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
2. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
3. Easements as contained in Deed recorded in Official Records Book 531, Page 237 of the Public Records of Martin County, Florida.
4. Covenant Running with the Land recorded in Official Records Book 937, Page 2351 of the Public Records of Martin County, Florida.
5. Restrictive Covenant Running with the Land recorded in Official Records Book 960, Page 118 of the Public Records of Martin County, Florida.
6. Conservation Easement recorded in Official Records Book 1277, Page 2416 of the Public Records of Martin County, Florida.
7. Resolution Number 04-12.30 recorded in Official Records Book 1979, Page 2307 of the Public Records of Martin County, Florida.
8. Nu-Way Recycling Corp. Planned Unit Development Zoning Agreement recorded in Official Records Book 1996, Page 1637 of the Public Records of Martin County, Florida.
9. Resolution Number 05-3.9 recorded in Official Records Book 2005, Page 796 of the Public Records of Martin County, Florida.
10. Flowage/Drainage Easement Agreement recorded in Official Records Book 2149, Page 294 of the Public Records of Martin County, Florida.
11. Flowage Easement recorded in Official Records Book 2171, Page 1719 of the Public Records of Martin County, Florida.

CERTIFICATION OF NON-TRANSFER OF PROPERTY

The undersigned, Robert S. Raynes, Jr., the Attorney for **Coastal Waste & Recycling of Martin County, LLC.**, (the "Owner") hereby certifies that as of the date set forth below the Owner has not transferred the property described on Exhibit "A," attached herein.

This certificate is dated effective as of the 23rd day of December 2024.

A handwritten signature in blue ink, appearing to read "Robert S. Raynes, Jr.", is written over a horizontal line.

Robert S. Raynes, Jr., Esquire
Gunster Law Firm
800 SE Monterey Commons Blvd., Suite 200
Stuart, Florida 34996
772-223-2218

Exhibit "A"



Recorded in Martin County, FL 12/6/2017 11:53 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$35.50 Deed Tax: \$10,500.00
CFN#2667887 BK 2963 PG 319 PAGE 1 of 4

Prepared by and record and return to:

Paul K. Hines, Esq.
Gunster, Yonkley & Stewart, P.A.
777 S. Flagler Drive, Suite 500-E
West Palm Beach, FL 33401

Tax ID No.: 28-39-42-000-005-00000-0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of this 3rd day of November, 2017, by NU-WAY RECYCLING CORP., a Florida corporation, whose address is 12967 SE Suzanne Drive, Hobe Sound, Florida 33455 (hereinafter referred to as "Grantor"), to COASTAL WASTE & RECYCLING OF MARTIN COUNTY, LLC, a Delaware limited liability company, whose address is 150 Palmetto Park Road, Suite 800, Boca Raton, Florida 33432 (hereinafter referred to as "Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Martin, State of Florida, as more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

SUBJECT TO real estate taxes and assessments for the year 2017 and subsequent years, not yet due and payable, those matters listed on Exhibit "B" attached hereto, which reference shall not operate to reimpose the same, and zoning ordinances and other land use regulations affecting said Property, if any.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the said Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and has good right, full power, and lawful authority to sell and convey the Property, and hereby warrants the title to said Property, subject as aforesaid, and will defend the same against the lawful claims of all persons, claiming by, through or under the Grantor, but against no others.

Signature Page Follows.

WPLU_ACTIVE 8206683 1

1

CFN#2667887 BK 2963 PG 320 PAGE 2 of 4

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first set forth above.

Signed, sealed and delivered
in the presence of:

NU-WAY RECYCLING CORP., a Florida
corporation

[Signature]
Print Name: Stacie Townsend

By: [Signature]
John Porter, President

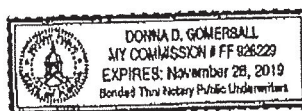
M. Lara
Print Name: MICHELLE LARA

STATE OF FLORIDA)
COUNTY OF Palm Beach) ss:

The foregoing instrument was acknowledged before me this 30th day of November, 2017, by John Porter, as President of NU-WAY RECYCLING CORP., a Florida corporation, on behalf of said corporation, who ☐ is personally known to me, or ☒ has produced FL DRIVER'S License as identification.

Dorinda D. Gomersall
Notary Public - State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

[Notary Seal]



WTH_ACTIVE 8206683.1

2

CFN#2667887 BK 2963 PG 321 PAGE 3 of 4

EXHIBIT "A"**LEGAL DESCRIPTION**

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WPH_ACTIVE 8206683.1

3

CFN#2667887 BK 2963 PG 322 PAGE 4 of 4

EXHIBIT "B"

PERMITTED EXCEPTIONS

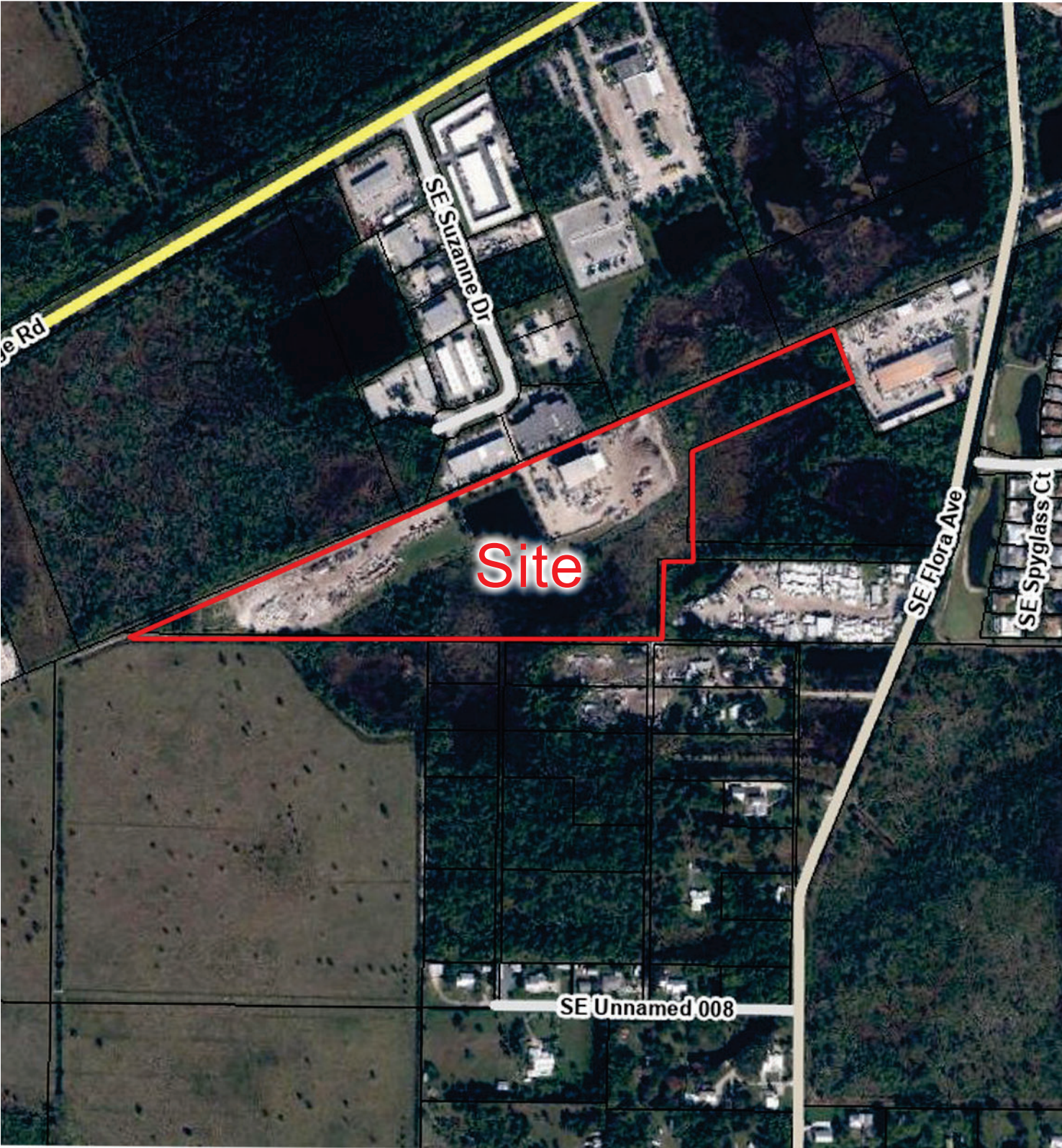
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WPB ACTIVE 8206683.1

4

Coastal Waste & Recycling

Location Map
Martin County, Florida



Prepared by:

