

Peter W. Walden
Principal Planner
Martin County Growth Management Department
pwalden@martin.fl.us Office 772-219-4923
 2401 SE Monterey Road Stuart, FL 34996

Experience

Public Sector Work History

Principal Planner, AICP Martin County, FL

2018- present

- Project Coordinator- development application and land development regulation review
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

Senior Planner, Martin County, FL.

2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

Development Compliance Planner, City of Palm Beach Gardens, Palm Beach Gardens, FL.

2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance. Provide related documents; draft time extensions, build out determinations, administrative amendments.

Zoning Compliance, Village of North Palm Beach, NPB, FL.

2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission, and maintain all corresponding files.

Private Sector Work History

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

Education & Certifications

Florida Atlantic University, Boca Raton, FL

B.P.M. Bachelor of Public Management (Administration), minor in Geography, Magna Cum Laude

Course work in; Urban Planning, GIS, Emergency Management, Program Evaluation, Transportation

Indian River State College, Stuart, FL

A.A, Environmental Science, Magna Cum Laude

Government Internship, Town of Jupiter, FL. 2011 Planning and Zoning, Business Development

Member of the American Institute of Certified Planners, AICP



Agenda Item Summary

File ID: 22-0122

NPH-2

Meeting Date: 10/7/2021

PLACEMENT: New Business

TITLE:

WRIGHT-FISH 7-ELEVEN (W079-009) (QUASI-JUDICIAL)

EXECUTIVE SUMMARY:

Wright-Fish, LLC request for major final site plan approval for the development of a gas station with convenience store and car wash. The 4,496 sq. ft. convenience store, 980 sq. ft. car wash and 8 fuel pumps are to be constructed on a previously developed approximate 3.5-acre parcel with access to SW Kanner Highway and SE Salerno Road. Included in this application is a request for a Certificate of Public Facilities Reservation.

Requested by: Ralph H. Parks, Wright-Fish, LLC

Presented by: Peter Walden, AICP, Principal Planner

PREPARED BY: Joan Seaman, Administrative Specialist II

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

WRIGHT FISH 7 ELEVEN MAJOR FINAL SITE PLAN

Applicant:	Wright Fish LLC
Property Owner:	Wright Fish LLC
Agent for the Applicant:	Ralph H. Parks
County Project Coordinator:	Pete Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	W079-009
Record Number:	DEV2020110006
Report Number:	2021_0816_W079-009_Staff_Report_Final
Submittal Received	11/24/2020
Application Received	11/30/2020
Transmitted	12/20/2020
Date of Report:	02/24/2021
Resubmittal Received:	05/03/2021
Transmitted:	05/04/2021
Date of Report:	08/16/2021

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B. Project description and analysis

Request major final site plan approval for the construction of a 5,476 sq. ft. convenience store, car wash and an 8 pump gas station and the associated infrastructure on a currently undeveloped approximate 3.51 acre parcel located on the southeast corner of S Kanner Highway and SE Salerno Road in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

The proposed convenience store will front on S Kanner Highway. The site will have access from S Kanner Highway and SE Salerno Road. The parcel is within the Primary Urban Service Boundary with water and sewer service available and will be provided by Martin County Utilities. There is an existing stormwater retention pond onsite and proposed dry retention added along SE Salerno Road.

The site development will require coordination with the adjacent proposed residential development and the County Public Works department for offsite improvements regarding Salerno Road.

The site was previously developed as a gas station with a small retail store. The store and all service station

appurtenances were removed over time and by 2013 the site was totally cleared except for some pavement. The site has not been utilized since however, a stormwater retention lake was constructed in 2017 as part of the SW Kanner Highway improvements.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	ARDP Review	Samantha Lovelady	772-288-5664	NA
F	Comp Planning Review	Pete Walden	772-219-4923	Comply
G	Site Design Review	Pete Walden	772-219-4923	Comply
H	Community Redevelopment Review	Santiago Abasolo	772-288-5485	NA
H	Commercial Design Review	Santiago Abasolo	772-288-5485	Comply
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Lindy Cerar	772-320-3055	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Thomas Walker	772-288-5928	NA
M	Engineering Review	Clark Bridgman	772-288-5416	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Emergency Mgmt Review	Sally Waite	772 219 4942	NA
P	Fire Prevention Review	Doug Killane	772-288-5633	Comply
Q	ADA Review	Clark Bridgman	772-223-4858	Comply
R	School Board Review	Kimberly Everman	772 219-1200	NA
R	Health Review	Todd Reinhold	772 221-4090	NA
S	County Attorney Review	Krista Storey	772 288-5923	Ongoing
T	Adequate Public Facilities Review	Pete Walden	772-219-4923	Comply

D. Review Board action

This application meets the threshold requirements for processing as a Major Final Site plan. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC) at a public hearing. MARTIN COUNTY, FLA., LDR, ARTICLE 10

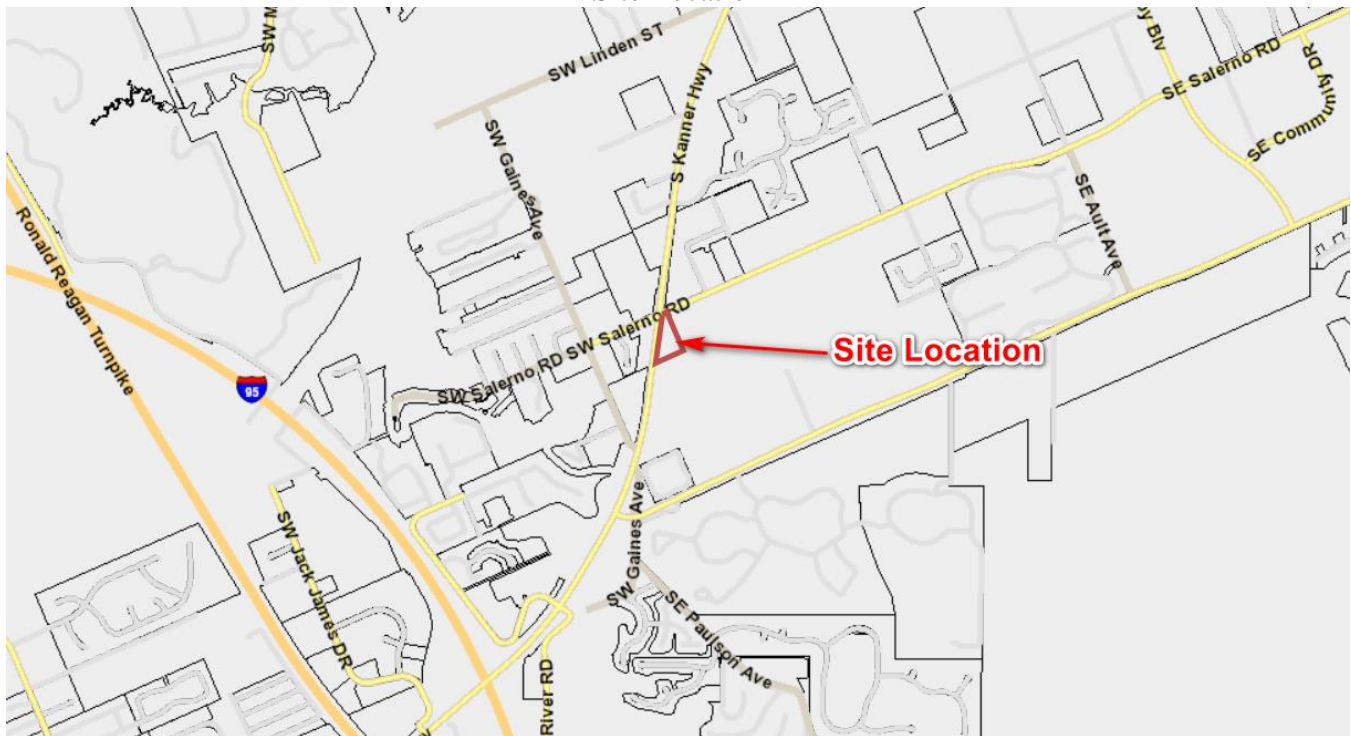
The public hearing process requires proper noticing pursuant to Sec. 10.6.E. LDR The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property.

The applicant is required to re-submit materials in response to the non-compliance findings within this report.

E. Location and site information

Parcel number(s) and address: 553841000044000300
Existing Zoning: General Commercial
Future Land use: General Commercial
Gross area of site: 3.95

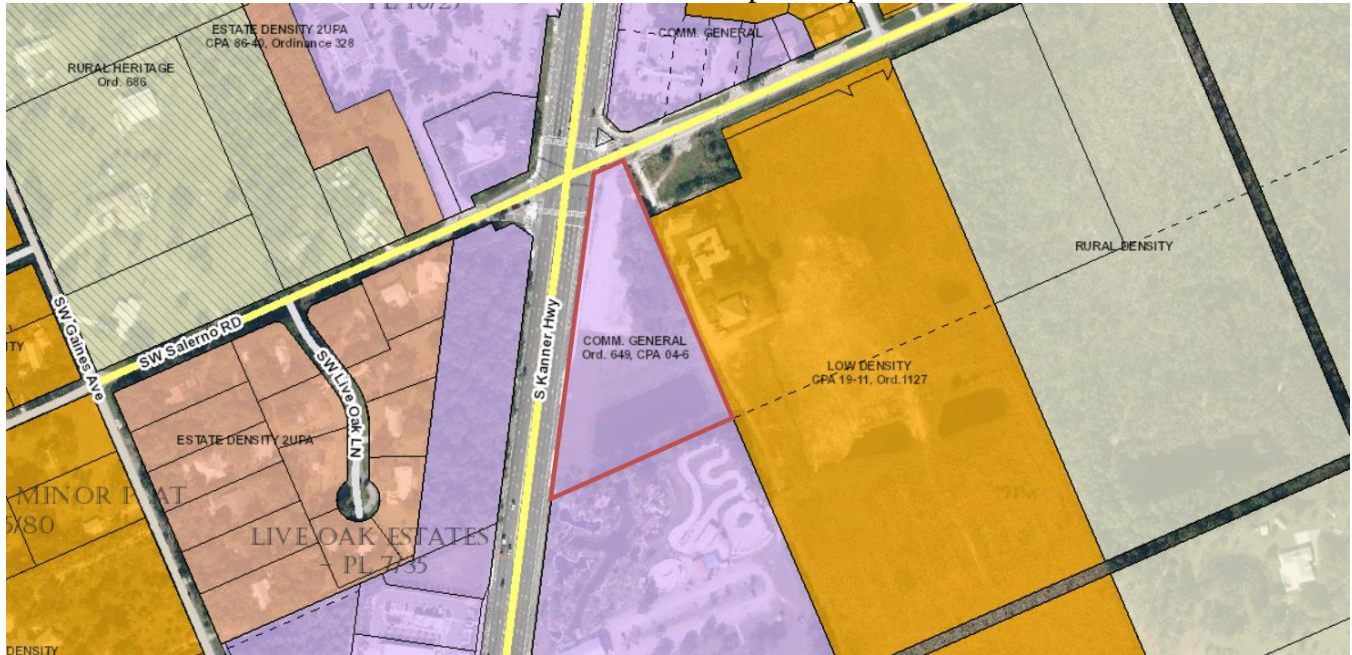
Site Location



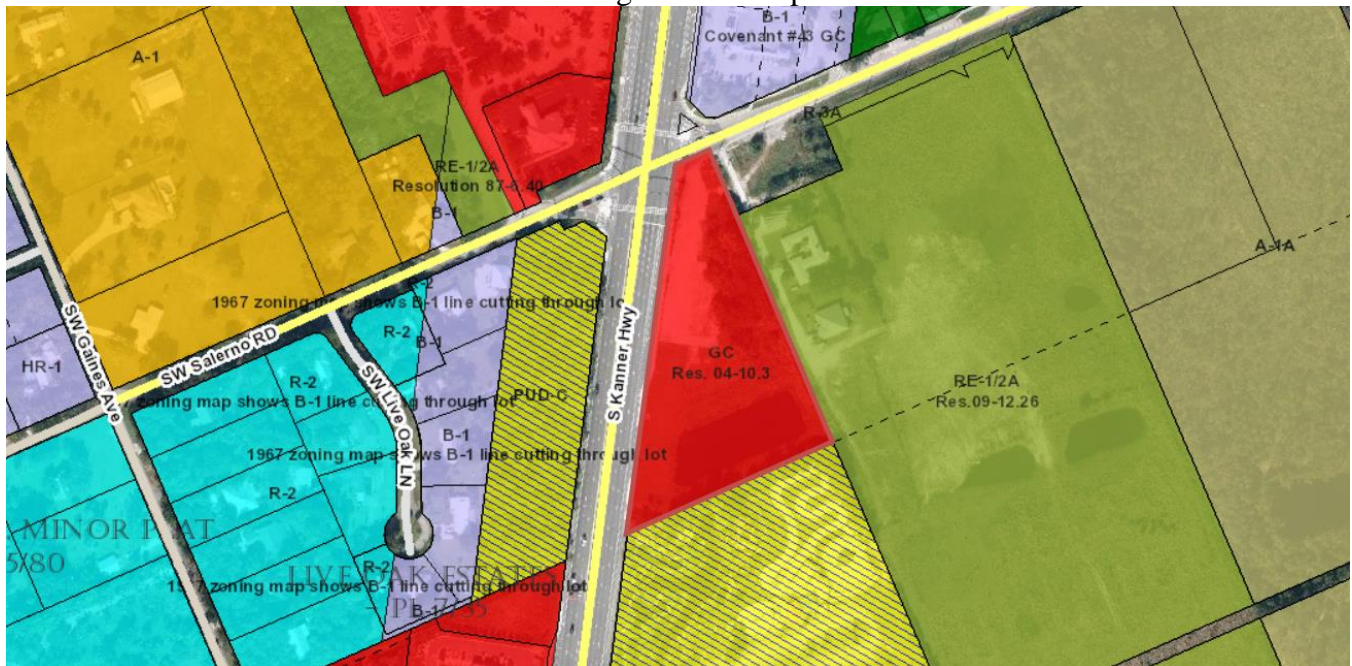
Aerial



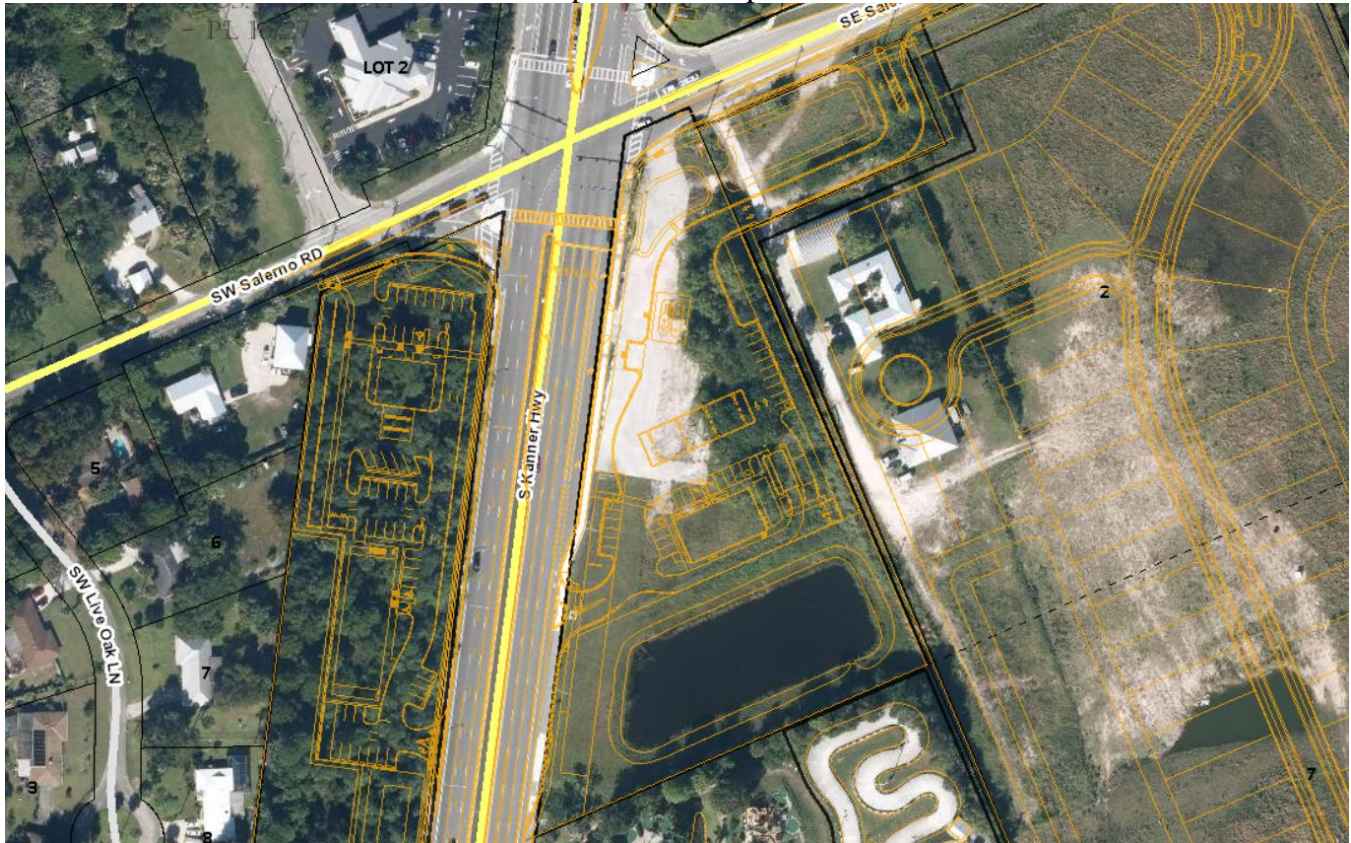
Future Land Use Map Excerpt



Zoning Atlas Excerpt



Proposed Development



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

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

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

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

Findings of Compliance:

Staff has reviewed this application for consistency with the LDR and code implementing Martin County Comprehensive Growth Management Plan goals, objectives and policies and the associated guidelines and standards. Staff finds that this development application is consistent with the applicable Land Development Regulations and recommends approval.

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

The proposed development complies with the requirements of Article 4, Division 20 - Commercial Design- of the Martin County, Florida, Land Development Regulations.

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscape

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a retail facility along Kanner Highway. The Applicant has submitted landscape plans that provide 0.47 acres of landscape area which equates to 23% of the 102,545 square feet of development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential developments provide at least one tree per 2,500 sq. ft. of site area: a total of 41 trees for this project. To demonstrate compliance the applicant has proposed the planting of at least 128 trees for this 102,545 square-foot site.

Section 4.663.A.4.a. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential developments provide a ten-foot wide strip of landscaping around the perimeter of vehicular use areas that includes one tree for every 30 linear feet or one tree for 300 square feet of landscape area (36 trees). To demonstrate compliance the applicant has proposed the planting of 36 trees for this perimeter of 1,079 feet.

Section 4.663.A.4.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential developments provide one 500-square-foot planting area for every 5,000 feet of vehicular use area. 7,330 square feet will be planted for the 48,016 square feet of vehicular use area.

The surrounding land uses are also commercial except for the proposed residential to the east. One half of a Type 4 buffer is provided along the eastern property boundary pursuant to Martin County, Fla Section 4.663.B.1.a, (2013).

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering and Planning, dated November 2020. O'Rourke Engineering and Planning stated that the site's maximum impact was assumed to be 73 directional trips during the AM peak hour. Staff finds that SE Salerno Road is the recipient of a majority of the generated trips. The generalized service capacity of SE Salerno Road is 880. The project impact is 3.30% of the maximum volume of that roadway. SE Salerno Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2023).

L. Determination of compliance with county surveyor - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

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

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that fill material will be hauled to the site to complete the proposed project; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management: The applicant has demonstrated the proposed development meets the thresholds set in the Master Drainage Plan for the overall development:
 - a. The applicant is proposing the minimum finished floor elevation be set above the predicted elevation of stormwater that will stage within the development after a 100-year storm having a three-day duration and without any discharge from the development;
 - b. The applicant is proposing the minimum edge of roadway elevation be set above the predicted elevation of stormwater that will stage within the development after a 10-year storm having a one-day duration;
 - c. The applicant demonstrated that the required water quality is met in the overall master drainage system;
 - d. Thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking design requirements set forth in Division 14.
5. Division 19- Roadway Design: The applicant is not proposing to make modifications to the US-1; therefore, the proposed design will be accessed through the internal drive aisles as proposed with the overall master system. Division 19 is not applicable for this application.

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

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

Adequate Public Facilities

This project satisfies the Adequate Public Facilities Standard. This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Electronic Files

Findings of Compliance

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)c

Addressing

Findings of Compliance

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2021).

O. Determination of compliance with utilities requirements - Utilities Department

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Finding of Compliance

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

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

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

R. Determination of compliance with Martin County Health Department and Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

S. Determination of compliance with legal requirements - County Attorney's Office

Review ongoing.

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The following is a summary of the review for compliance with the standards contained in Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities

Service provider – Martin County Utilities

Findings – Positive evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider – Martin County Utilities

Findings – Positive evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings – positive evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – positive evaluation

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development

order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #4:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item #5:

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

Item #6:

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. (rolled)

Item #7:

One (1) copy 24" x 36" of the approved site plan (rolled)

Item #8:

1 (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #9:

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

Item #10:

Original of the construction schedule.

Item #11:

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #12:

The applicant has submitted the information for a draft Water and Wastewater Service Agreement as requested. The applicant must execute the Agreement and pay the resultant fees within sixty (60) days of final Martin County approval of the request. [ref. Code, LDR, s.5.32.D.1, 2.(a)(b) and (c)Code, LDR, Art.5, Div.2]

V. Local, State, and Federal Permits

All State and federal permits are required prior to the scheduling of the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,417.00	\$9,417.00	\$0.00
Inspection fees:	\$4,000.00	\$0.00	\$4,000.00
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

***Impact fees are required at building permit, impact fee credits are due as there was prior development on the parcel.

X. General application information

Applicant Ralph Parks
 Wright Fish LLC
 611 SE Palm Beach Rd.
 Stuart, FL 34994
 rstrom@teamparksinc.com

Agent Ralph Parks
 Wright Fish LLC
 611 SE Palm Beach Rd.
 Stuart, FL 34994
 rstrom@teamparksinc.com

Y. Acronyms

ADA.....Americans with Disability Act
 AHJ Authority Having Jurisdiction
 ARDP.....Active Residential Development Preference
 BCC.....Board of County Commissioners
 CGMP Comprehensive Growth Management Plan
 CIECapital Improvements Element
 CIPCapital Improvements Plan
 FACBC Florida Accessibility Code for Building Construction
 FDEP.....Florida Department of Environmental Protection
 FDOTFlorida Department of Transportation
 LDR.....Land Development Regulations
 LPA.....Local Planning Agency
 MCC.....Martin County Code
 MCHD.....Martin County Health Department

NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments

December 16, 2020

Mr. Pete Walden
Principle Planner
Martin County Growth Management Dept.
2401 SE Monterey Road
Stuart, FL 34996

**RE: Wright Fish 7-Eleven – Major Final Site Plan Application
SE Kanner Highway, Stuart, Florida**

Dear Mr. Walden,

Enclosed please find our completed application form, application fee and associated Major Final Site Plan Checklist documents, drawings and exhibits attached including adjustments for comments made during the Completeness Review for the referenced project. The proposed project is the site development and construction of a new 7 Eleven along with gas pumps and a car wash.

The package includes two (2) original sets and a CD with electronic files of all applicable submittal materials listed on the Checklist. The Project Narrative enclosed with the application materials provides a brief overview of the proposed project.

The site plan takes into consideration certain input from County Staff at a Pre-Application Workshop meeting on October 1, 2020. As you are aware, the site was also the subject of a prior Final Site Plan application filed in 2018, referred to as Wright-Fish LLC (Project No. W079-007), however the Agent for the contract purchaser did not proceed with the application process subsequent to the issuance of the initial Staff Report.

If you should have any questions pertaining to this submittal, please feel free to contact me at 772-781-1616 or by email at bzurich@teamparksin.com.

Respectfully,

Brett Zurich

Brett Zurich
Project Manager



Martin County, Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
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Site Plan Application Checklist

(Non-PUD, New or Revised, Minor or Major Development, Master and/or Final)

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- ☒ 1. APPLICATION: Please use the new application form. [Application](#)
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission. [Affidavit for digital submission](#)
- ☒ 3. The 8 1/2 by 11-inch documents shall also be submitted digitally, on one disc or flash drive. Bookmark all the documents as indicated in the Checklist. One paper packet must also be submitted.
- ☒ 4. When submitting large format plans (24 X 36") digitally, each of the plans should be submitted on either a disc or flash drive. Do NOT scan the plans but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi. Include two full-size hard copies of each plan.
- ☒ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development review fee schedule](#)
- ☐ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property.
- ☒ 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
- ☒ 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage on 8 1/2 x 11 document.
- ☒ 11. UNITY OF TITLE: A completed, unexecuted, draft unity of title including the full legal description, total site acreage, and parcel control number(s). [Unity of title form](#)
- ☒ 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.

- ☒ 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; specifying a reservation, deferral or an exemption.
- ☐ 14. If available, land dedication documentation.
- ☒ 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. [Excavation fill and hauling](#)
- ☒ 16. STORMWATER REPORT OR CALCULATIONS (Final Site Plan approval): A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- ☐ 17. MASTER STORM WATER REPORT (Master Plan only approval): A master storm water report signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business, to establish the pre-development stormwater runoff discharge rate and provide a discussion on how the water quality is proposed to be treated (i.e. via swales, exfiltration trenches, dry retention, wet detention, etc.).
- ☒ 18. STORMWATER MAINTENANCE PLAN (Final Site Plan approval): A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County.
- ☒ 19. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☐ 20. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Zone, if project includes residential development. [Hurricane surge map](#)
- ☐ 21. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet, if project includes residential development. [Wildfire risk assessment scoresheet](#)
- ☐ 22. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if project includes residential development. [School impact worksheet](#)
- ☒ 23. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property pursuant to Section 4.32., LDR, Martin County, Fla. (2013) and State issued wetland delineation. (Note: A Phase 1 ESA does not satisfy this requirement.)
- ☐ 24. ENVIRONMENTAL WAIVER (Final Site Plan approval): Environmental waiver, when appropriate. (Separate fee required, see fee schedule) [Environmental waiver application](#)

- ☐ 25. PAMP (Final Site Plan approval): A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☐ 26. LANDSCAPING ALTERNATIVE COMPLIANCE (Final Site Plan approval): A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code, if applicable.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE (if applicable): A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☒ 28. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 29. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☐ 30. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.
- ☒ 31. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
- ☐ 32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)
- ☐ 33. PHASING PLAN (Master Site Plan approval): Phasing plan with timetable for completion of each phase, when applicable.
- ☒ 34. PROPERTY OWNERS (Major Development requiring Public Hearings only): Certified list of property owners to be notified by letter of the public hearings, pursuant to Section 10.6.E., LDR, MCC.
- ☒ 35. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- ☒ 36. Electronic files of the master and/or final site plan in AutoCAD 2004 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 37. Electronic file of the boundary survey in AutoCAD 2010 to 2017 (.dwg) format.
- ☒ 38. SURVEY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

- ☒ 39. SURVEY: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 40. SITE PLAN: The master and/or final site plan. [Site plan template](#)
- ☒ 41. Provide utilities-related calculations (as applicable) including lift station, fire flow (non- residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ☐ 42. Copies of any previously approved site plans.
- ☒ 43. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- ☒ 44. CONSTRUCTION PLANS: Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- ☒ 45. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s). (Final Site Plan approval)
- ☒ 46. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ☒ 47. A landscape plan. (Final Site Plan approval)
- ☒ 48. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR. (Final Site Plan approval)
- ☒ 49. A lighting plan. (Final Site Plan approval)
- ☒ 50. Commercial Design drawings must be prepared by a FL licensed architect. [Section 4.871C, LDR] (Final Site Plan approval)
- ☒ 51. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)
- ☒ 52. NOTICE SIGN: Not more than ten days after a development application has been determined to be sufficient for review, post the property with a noticing sign and submit a certified statement of installation and photos.

RESOURCES: [Martin County Development Review Webpage](#)



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:

Major Final Site Plan



Name or Title of Proposed Project: Wright Fish 7 Eleven

Brief Project Description:

Site Development and construction of a new gas station, convenience store and car wash at the SE corner of Kanner Highway and Salerno Rd.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 10/1/2020

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: W079-007

Previous Project Name if applicable: Wright-Fish LLC

Parcel Control Number(s)

55-38-41-000-044-00030-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Wright-Fish LLC / Ralph H. Parks

Company Representative: Ralph H. Parks

Address: 611 SE Palm Beach Rd

City: Stuart, State: FL Zip: 34994

Phone: 772-781-1616 Email: rstrom@teamparksinc.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Wright-Fish LLC

Company Representative: Ralph H. Parks

Address: 611 SE Palm Beach Rd.

City: Stuart, State: Fla Zip: 34994

Phone: 772-781-1616 Email: rstrom@teamparksinc.com

Agent (Name or Company): Wright-Fish LLC

Company Representative: _____

Address: 611 SE Palm Beach Rd.

City: Stuart, State: Fla Zip: 34994

Phone: 772-781-1616 Email: rstrom@teamparksinc.com

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): C. Calvert Montgomery & Associates

Company Representative: Scott Montgomery

Address: PO Box 92

City: Stuart, State: Fla Zip: 34995

Phone: 772-287-3636 Email: scott@ccmaengineers.com

Landscape Architect (Name or Company): Michael Flaugh Landscape Architect

Company Representative: Michael Flaugh

Address: 2877 SE Ocean Blvd.

City: Stuart, State: Fla Zip: 34994

Phone: 772-419-0024 Email: mike@mikeflaughla.com

Surveyor (Name or Company): Christian Fenex Surveyors

Company Representative: Christian Fenex

Address: 3401 SW 72nd Ave.

City: Palm City, State: Fla Zip: 34990

Phone: 772-283-2977 Email: fenexc@bellsouth.net

Civil Engineer (Name or Company): C. Calvert Montgomery & Associates

Company Representative: Scott Montgomery

Address: PO Box 92

City: Stuart, State: Fla Zip: 34995

Phone: 772-287-3636 Email: scott@ccmaengineers.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Susan O'Rourke Engineering

Company Representative: Susan O'Rourke

Address: 22 SE Seminole Street

City: Stuart, State: Fla Zip: 34994

Phone: 772-781-7918 Email: seorourke@comcast.net

Architect (Name or Company): Cuchaci & Peterson Architects

Company Representative: Jeffrey Suchan

Address: 1925 Prospect Ave.

City: Orlando, State: Fla Zip: 32814

Phone: 407-661-9100 Email: _____

Attorney (Name or Company): Kramer, Sopko, Copeland PA

Company Representative: Robert Kramer

Address: 411 SE Osceola Street

City: Stuart, State: Fla Zip: 34994

Phone: 772-288-0048 Email: bkramer@ksattorneys.com

Environmental Planner (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, 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.

E. 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.

R.H. Parks
Applicant Signature

11/13/20
Date

Ralph H. Parks
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

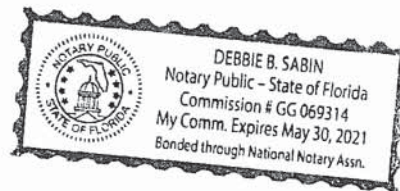
I hereby certify that the foregoing instrument was acknowledged before me this 13 day of November, 2020, by Ralph H. Parks.

☒ He or She is personally known to me or has produced as identification.

Debbie B. Sabin
Notary Public Signature

Debbie B. Sabin
Printed name

STATE OF: FLORIDA at-large





**Martin County 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, Ralph H. Parks, attest that the electronic version included for the project Wright-Fish 7 Eleven 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.

Ralph H. Parks
Applicant Signature

11/13/20
Date

NOTARY ACKNOWLEDGMENT

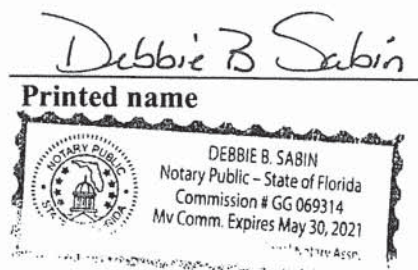
STATE OF: Florida COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 13 day of November, 2020, by Ralph H. Parks.

He or She ☒ is personally known to me or ___ has produced ___ as identification.

Debbie B. Sabin
Notary Public Signature

STATE OF: Florida at-large



NARRATIVE

Site Development and Construction of a New 7-Eleven along with Gas Pumps and a Car Wash. To be located on the SE corner of Kanner Highway & Salerno Road. Size of the property is 3.9528 acres.



INSTR # 1938505
 OR BK 02150 PG 0552
 Pgs 0552 ~ 555; (4pgs)
 RECORDED 06/06/2006 02:50:54 PM
 MARSHA EWING
 CLERK OF MARTIN COUNTY FLORIDA
 DEED DDC TAX 354.90
 RECORDED BY T Copus (asst mgr)

Prepared by and return to:

RICHARD J. DUNGEY
 FOX, WACKEEN, DUNGEY,
 BEARD, SOBEL, BUSH & McCLUSKEY, L.L.P.
 1100 South Federal Highway
 Stuart, FL 34994
 772-287-4444
 File Number: PA09S84
 Will Call No.: 55
 (DAS)

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of June, 2006 between COVE/SALERNO PARTNERS, LLC, a Florida limited liability company whose post office address is 12825 SE Suzanne Drive, Hobe Sound, FL 33455, grantor, and WRIGHT-FISH, LLC, a Florida limited liability company whose post office address is 2075 South Kanner Highway, Stuart, FL 34994, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 55-38-41-000-044-00010.10000

SUBJECT TO restrictions, reservations and easements of record, if any, but this provision shall not operate to re-impose the same, and taxes and assessments subsequent to 2005.

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime

Signed, sealed and delivered in our presence:

Debra A. Sigafos
Witness Name: Debra A. Sigafos

COVE/SALERNO PARTNERS, LLC, a Florida limited liability company

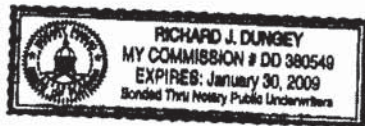
By: James R. McNamara
JAMES R. McNAMARA, Manager

R.J. Dungey
Witness Name: R.J. DUNGEY

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 6 day of June, 2006 by JAMES R. McNAMARA, Manager of COVE/SALERNO PARTNERS, LLC, a Florida limited liability company, on behalf of the company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Richard J. Dungey
Notary Public

Printed Name: Richard J Dungey

My Commission Expires: _____

LEGAL DESCRIPTION
PART OF TRACT 2, BLOCK 44, ST. LUCIE INLET FARMS SUBDIVISION
MARTIN COUNTY, FLORIDA

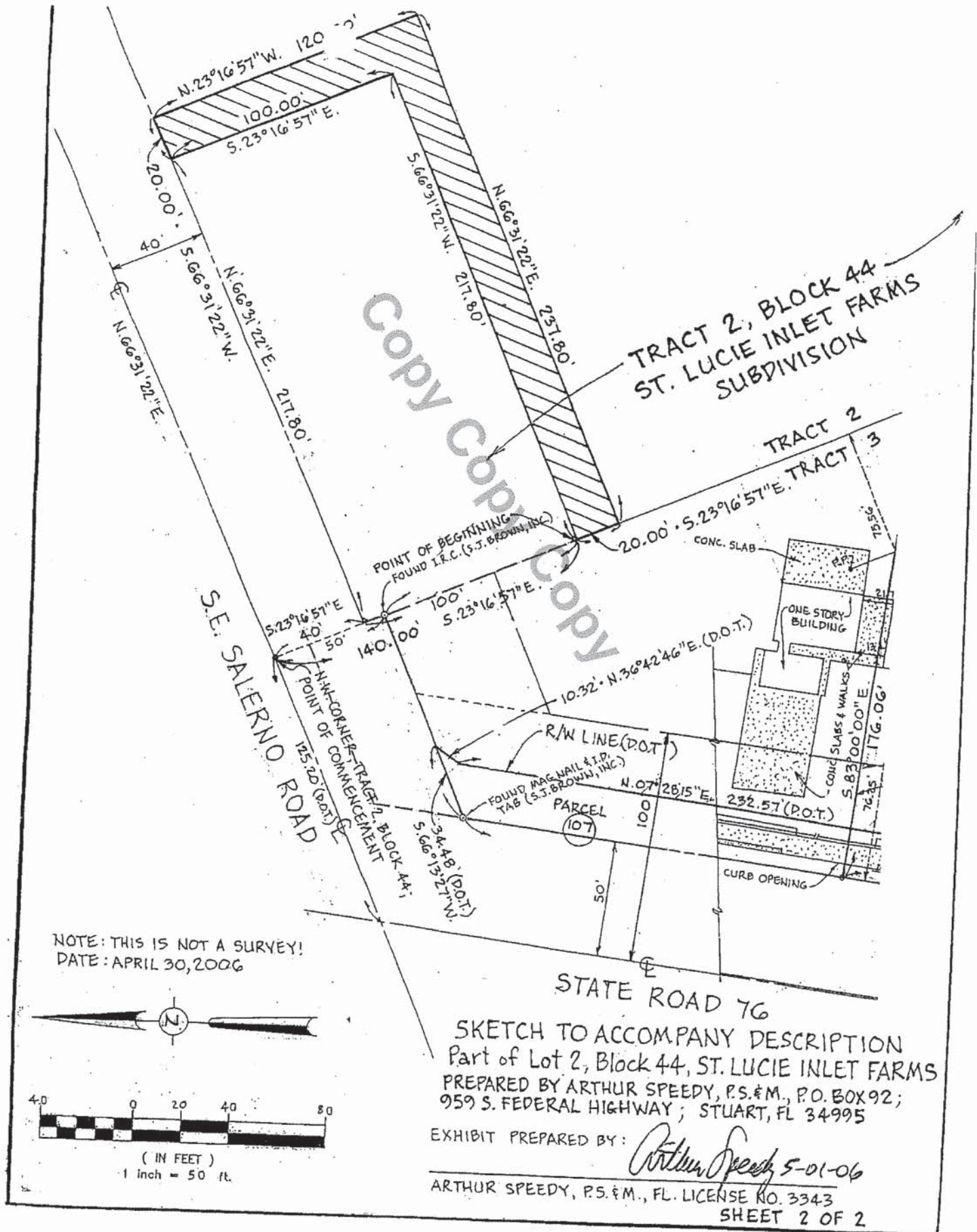
THAT PART OF TRACT 2, BLOCK 44, "ST. LUCIE INLET FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE BOOK 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE CENTERLINE OF A 30 FOOT WIDE PLATTED ROAD RIGHT OF WAY; THENCE RUN SOUTH 23°16'57" EAST ALONG THE WEST LINE OF TRACT 2 A DISTANCE OF 140.00 FEET TO THE POINT AND PLACE OF BEGINNING;
THENCE CONTINUE SOUTH 23°16'57" EAST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 66°31'22" EAST ALONG A LINE SOUTH OF AND PARALLEL TO THE ORIGINAL CENTER LINE OF S.E. SALERNO ROAD A DISTANCE OF 237.80 FEET; THENCE RUN NORTH 23°16'57" WEST A DISTANCE OF 120.00 FEET TO A POINT ON THE NEW RIGHT OF WAY LINE OF S.E. SALERNO ROAD; THENCE RUN SOUTH 66°31'22" WEST ALONG SAID NEW RIGHT OF WAY LINE A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 23°16'57" EAST A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 66°31'22" WEST ALONG A LINE SOUTH OF AND PARALLEL TO THE ORIGINAL CENTER LINE OF S.E. SALERNO ROAD A DISTANCE OF 217.80 FEET TO THE POINT OF BEGINNING.

THE AREA OF THIS PARCEL IS 6,756 SQUARE FEET, MORE OR LESS (0.155 ACRES).

THIS DESCRIPTION WAS PREPARED BY ARTHUR SPEEDY, P.S.&M., FLORIDA CERTIFICATE NO. 3343; P.O. BOX 92; 959 SOUTH FEDERAL HIGHWAY; STUART, FLORIDA 34995.

SHEET 1 OF 2



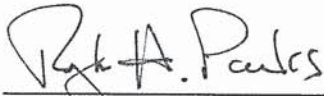
MAJOR FINAL SITE PLAN APPLICATION

WRIGHT-FISH 7-ELEVEN

PROPERTY TRANSFER STATEMENT

All portions of the property described and depicted on the Boundary Survey submitted with the Application for Major Final Site Plan Approval for Wright-Fish 7-Eleven are owned by the entity named on the Application, Wright-Fish, LLC. There have been no property transfers.

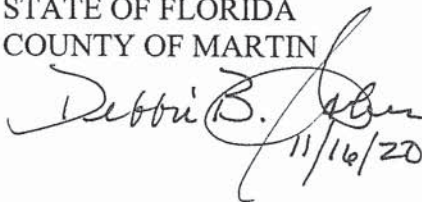
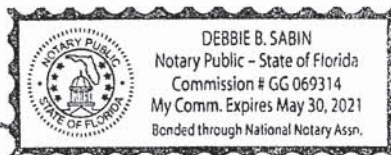
Parcel Control Number: 55-38-41-000-044-00030-0



Ralph H. Parks, MGRM
Wright-Fish, LLC.

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN


11/16/20

LEGAL DESCRIPTION:

St Lucie Inlet Farms TR 3 E of RD. BLK. 44

PROPERTY ID: 55-38-41-000-044-0003-0

Acres: 3.9528

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to RALPH H. PARKS, as Owner(s) for the construction of WRIGHT-FISH 7 ELEVEN in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

Read carefully.

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

☒ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

OR

☐ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of _____, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

OR

☐ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

INDIVIDUAL(S)

Signed, acknowledged and notarized on this ____ day of _____, 20____.

WITNESSES:

Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____

OWNER(S):

Sign: RALPH H. PARKS
Print: _____

Sign: _____
Print: _____
Owner(s) Address: _____

Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this ____ day of _____, _____, by _____. He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____. He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

[STAMP]

CORPORATE

Signed, acknowledged and notarized on this ____ day of _____, 20____.

WITNESSES:

OWNER:

Sign: _____

RALPH H. PARKS

Print: _____

Name of Corporation

Sign: _____

By: _____

Print: _____

Name:

Title:

Address:

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.

STATE OF _____

COUNTY OF _____

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this ____ day of _____, _____, by _____ (name of officer/agent and title) of _____ (name of corporation) He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

[STAMP]

Name:

State of _____ at large

My commission expires:

**EXHIBIT A
(Legal Description)**

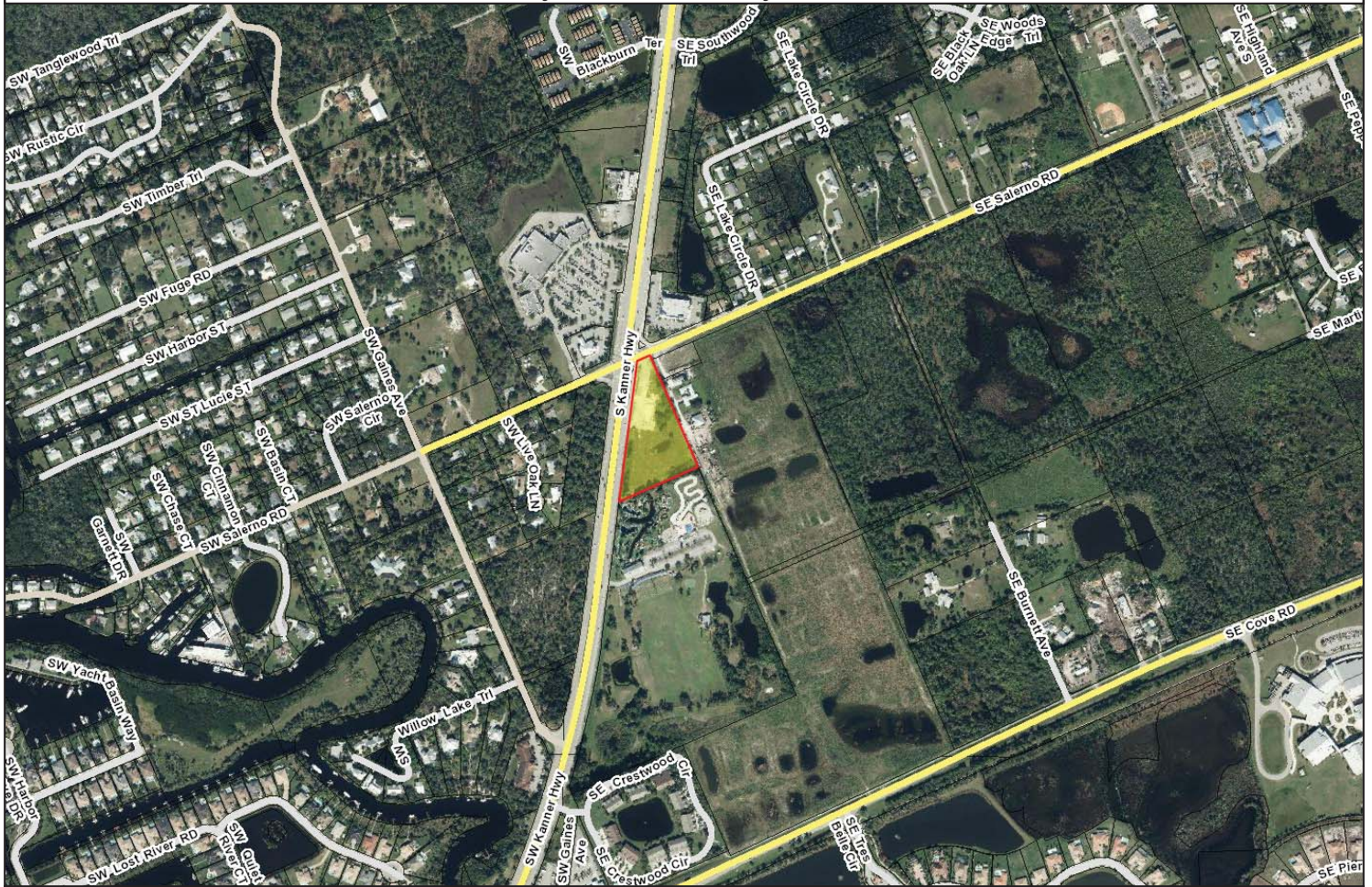
LEGAL DESCRIPTION:

St Lucie Inlet Farms TR 3 E of RD. BLK. 44

PROPERTY ID: 55-38-41-000-044-0003-0

Acres: 3.9528

Wright-Fish, LLC by Martin County GIS



Tuesday, August 26, 2014, 4:32:28 PM. Disclaimer: The Geographic Information System map product, received from Martin County, ("COUNTY") is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Please contact the responsible Martin County Department for specific determinations.



MAJOR FINAL SITE PLAN APPLICATION

WRIGHT-FISH 7-ELEVEN

LOT 3, LYING EAST OF STATE ROAD 76, BLOCK 44 OF SAINT LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS S.E. SALERNO ROAD ON NORTH.

PCN # 55-38-41-000-044-00030-0

ADEQUATE PUBLIC FACILITIES COMPLIANCE STATEMENT

With this application submittal the applicant is requesting a public facilities *reservation*.



MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE EXCAVATION, FILL, AND HAULING

(To be submitted with applications for Master Site Plan or Final Site Plan approval or Excavation and Fill Permits)

NAME OF FINAL SITE PLAN: Wright-Fish 7-Eleven

TYPE OF APPLICATION

*If more than 10,000 cubic yards are hauled **to or from** the site, the application must be filed as a Major Development*

1) Net cubic yards to be excavated:	<u>1,200</u>	
2) Net cubic yards to be filled:	<u>2,850</u>	
3) Cubic yards to be hauled from site:	<u>0</u>	(subtract line 2 from line 1)

TYPE OF APPLICATION: MINOR

HAULING FEE CALCULATION

The hauling fee for fill hauled **from** the site is calculated at \$0.21 per cubic yard and is due upon approval of the Final Site Plan application or issuance of the Excavation and Fill Permit

HAULING FEE: \$0.00

Prepared by:

Scott T. Montgomery

Professional Engineer's Name

Scott T. Montgomery

Professional Engineer's Signature / Seal

45954

P.E. No.

November 16, 2020

Date

C. Calvert Montgomery & Associates, Inc. C.A. #160

Firm's Name and Certificate of Authorization No. (if applicable)

P.O. Box 92, Stuart, FL 34995

Address

772-287-33636

Phone No.

County Engineer's (or designee) Acceptance



TABLE OF CONTENTS:

- L1 - OVERALL LANDSCAPE PLAN
- L2 - OVERALL SITEWORK PLAN
- L3 - LANDSCAPE PLAN
- L4 - LANDSCAPE PLAN / TRELLIS DETAILS
- L5 - PLANT SCHEDULE / PLANT PICTURES
- L6 - DETAILS AND SPECIFICATIONS

Sheet
L1
Overall
Landscape Plan

WRIGHT FISH 1 ELEVEN
6755 S. Kanner Highway, Stuart, FL 34997

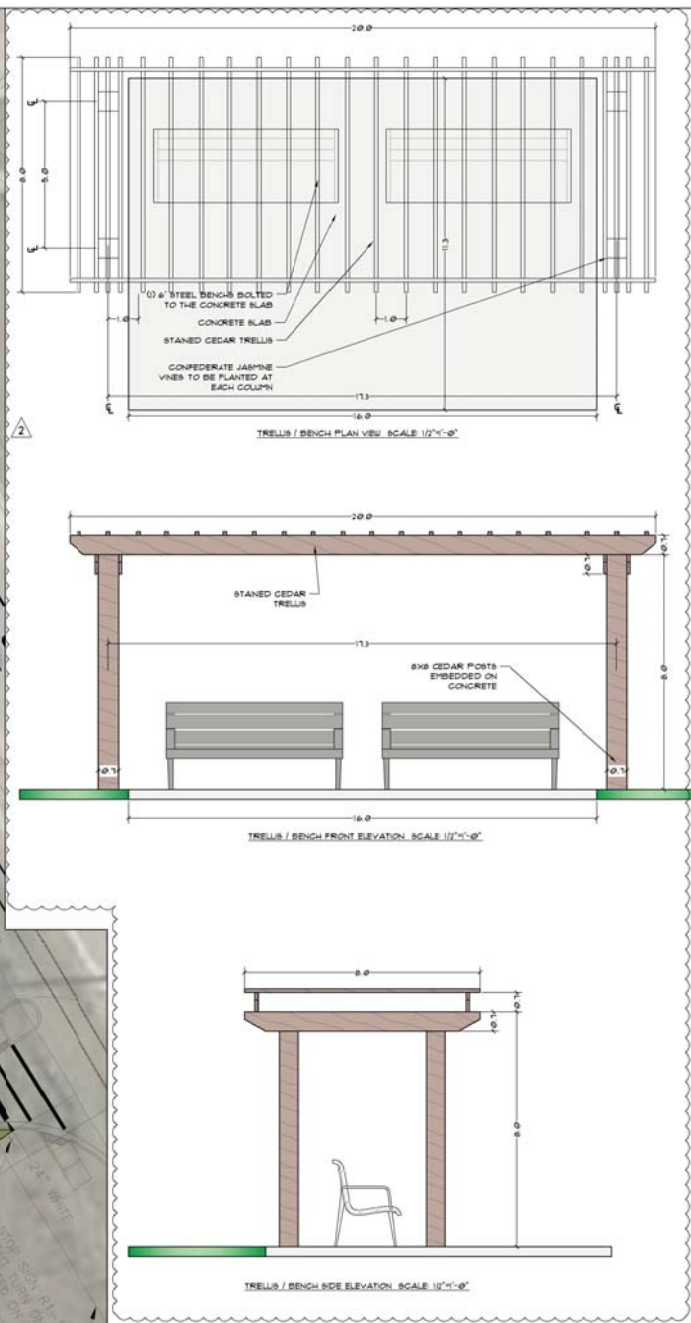
Date: 10/29/2020
Drawn by: AM/PA
Reviewed by: MF
Revised by: MF
Revised: 03/01/2021
07/02/2021

Michael Flough
LANDSCAPE ARCHITECT

772.418.0024
www.mflough.com



Landscape Plan
WRIGHT FISH ELEVEN
6755 S. Kanner Highway, Stuart, FL 34997





DAHOON HOLLY



SLASH PINE



SABAL PALM



JAPANESE BLUEBERRY TREE



BALD CYPRESS



GREEN BUTTONWOOD



LIVE OAK



RED TIP COCCOLUPH



SIMPSON STOPPER



WAX MYRTLE



WALTER'S VIBURNUM



FLORIDA PRIVET



HORIZONTAL COCCOLUPH



SPIDER LILY



WILD COFFEE



BAND CORDGRASS



PAKAHATCHEE GRASS



CONFEDERATE JASMINE

PLANT SCHEDULE

BUFFER TREES



SITE TREES



VEHICLE USE INTERIOR TREES



VEHICLE USE PERIMETER TREES



BUFFER SHRUBS



VEHICLE USE PERIMETER



OTHER



SOIL/SEED



VEHICLE USE INTERIOR



OTHER



SOIL/SEED



VEHICLE USE PERIMETER



OTHER



SOIL/SEED



QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	NOTES
6	LEX CANBINE	DAHOON HOLLY (B)	B 4 B	3" CAL	14' OA HT.	NATIVE, DROUGHT TOLERANT
11	FINUS ELLIOTT	SLASH PINE (B)	B 4 B	3" CAL	14-16' OA	NATIVE, DROUGHT TOLERANT
15	SABAL PALMETTO	SABAL PALM (B)	B 4 B	8" UCK	12' CT	NATIVE, DROUGHT TOLERANT
QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	NOTES
8	ELAEAGARPUS DECIPENS TM	JAPANESE BLUEBERRY TREE (S)	45 GAL	2" CAL	12' OA HT., 3' CT, FF	NON NATIVE
9	FINUS ELLIOTT	SLASH PINE (S)	B 4 B	2" CAL	10' OA HT.	NATIVE, DROUGHT TOLERANT
35	SABAL PALMETTO	SABAL PALM (S)	B 4 B	8" UCK	12' CT	NATIVE, DROUGHT TOLERANT
12	TAXODIUM DISTICHUM	BALD CYPRESS (S)	B 4 B	2" CAL	10' OA HT.	NATIVE, DROUGHT TOLERANT
QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	NOTES
15	CONOCARPUS ERECTUS	GREEN BUTTONWOOD (V)	B 4 B	2" CAL	10' OA HT., 4' SPRD.	NATIVE, DROUGHT TOLERANT
14	QUERCUS VIRGINIANA	LIVE OAK (V)	B 4 B	2" CAL	10'-12' H X 5'-6' W	NATIVE, DROUGHT TOLERANT
QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	NOTES
17	CONOCARPUS ERECTUS	GREEN BUTTONWOOD (VP)	B 4 B	2" CAL	10' OA HT., 4' SPRD.	NATIVE, DROUGHT TOLERANT
10	QUERCUS VIRGINIANA	LIVE OAK (VP)	B 4 B	2" CAL	10'-12' H X 5'-6' W	NATIVE, DROUGHT TOLERANT
21	SABAL PALMETTO	SABAL PALM (VP)	B 4 B	8" UCK	12' CT	NATIVE, DROUGHT TOLERANT
QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
104	CHRYSOBALANUS ICAGO 'RED TIP'	COCCOLUPH (B)	3 GAL	24" O.C.	24" HT, FULL	NATIVE, DROUGHT TOLERANT
336	HYDRANTHES FRAGRANS	SIMPSON STOPPER (B)	3 GAL	24" O.C.	24" HT, FULL	NATIVE, DROUGHT TOLERANT
640	MYRTICA CERPERA	WAX MYRTLE (B)	3 GAL	36" O.C.	24" HT, FULL	NATIVE, DROUGHT TOLERANT
211	VIBURNUM OBOVATUM 'SELECT'	WALTERS VIBURNUM (B)	3 GAL	24" O.C.	24" HT, FULL	NATIVE, DROUGHT TOLERANT
QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
241	CHRYSOBALANUS ICAGO 'RED TIP'	COCCOLUPH (VP)	3 GAL	24" O.C.	24" HT, FULL	NATIVE, DROUGHT TOLERANT
91	FORESTIERA SELEGATA	FLORIDA PRIVET (VP)	3 GAL	24" O.C.	24" HT, FULL	NATIVE, DROUGHT TOLERANT
9	MYRTICA CERPERA	WAX MYRTLE (VP)	3 GAL	36" O.C.	24" HT, FULL	NATIVE, DROUGHT TOLERANT
25	VIBURNUM OBOVATUM 'SELECT'	WALTERS VIBURNUM (VP)	15 GAL	5' O.C.	42" HT, FULL	NATIVE, DROUGHT TOLERANT
QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
4	TRACHELOPERIUM JASMINE	CONFEDERATE JASMINE	3 GAL		36" HT, TRELLIS	
QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
37	CHRYSOBALANUS ICAGO 'HORIZONTAL'	HORIZONTAL COCCOLUPH (V)	3 GAL	24" O.C.	15' SPRD.	NATIVE, DROUGHT TOLERANT
250	HYMENOCALLIS LATIFOLIA	SPIDER LILY (V)	1 GAL	24" O.C.	10'X12'	NATIVE, DROUGHT TOLERANT
131	PSYCHOTRIANA NERVOSA	WILD COFFEE (V)	3 GAL	24" O.C.	18" HT, FULL	NATIVE, DROUGHT TOLERANT
431	SPARTINA BAKERI	BAND CORD GRASS (V)	3 GAL	48" O.C.	26" HT, FULL	NATIVE, DROUGHT TOLERANT
56	TRIPACIUM DACTYLODES	FLORIDA GALL GRASS (V)	3 GAL	36" O.C.	24" HT, FULL	NATIVE, DROUGHT TOLERANT
QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
23,564 SF	BLACK, HARDWOOD, NON-CYPRESS	MULCH	B.F.	AS NEEDED	3" LAYER	
QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES
25,550 SF	PASPALUM NOTATUM 'ARGENTINE'	BAHA GRASS	B.F.	TIGHT, FITTED JOINTS	600	NON-NATIVE

SITE REQUIREMENTS				
164,065 SF SITE AREA - 61,59 SF FOOT BASEMENT = 102,546 SF				
	REQUIRED	SUPPLIED	NOTES / STANDARDS	
LANDSCAPE AREA	20% OF 102,546 SF	20,509 SF	23,564 SF	
TREES	102,546 SF / 25,000 SF	41	(23 TREES AND 35 PALMS)	10' OA HT., 3" CAL 75% NATIVE, FL #1
MAX 30% PALMS, TWO PALMS OR 3 SABAL PALMS EQUAL 1 TREE				
TYPE 4 BUFFER				
20' WIDE				
	REQUIRED	SUPPLIED	NOTES / STANDARDS	
BUFFER AREA	3,622 SF			
TOTAL TREES	1 / 3,000 SF	22	(11 TREES AND 15 PALMS)	12' OA HT., 3" CAL 75% NATIVE, 15% CANOPY, FL #1
SHRUBS	34 / 3,000 SF	11		24" HT., 3" GALLON, 75% NATIVE, FL #1
MAX 30% PALMS, TWO PALMS OR 3 SABAL PALMS EQUAL 1 TREE				

VEHICLE USE AREA PERIMETER PLANTING REQUIREMENTS				
10' WIDE LANDSCAPE STRIP (0,125 SF)				
	REQUIRED	SUPPLIED	NOTES / STANDARDS	
TREES	10,125 / 3,000 SF	36	(21 TREES AND 21 PALMS)	10' OA HT., 3" CAL 75% NATIVE, 15% CANOPY, FL #1
SHRUBS	1,090 / 3	366		24" HT., 3 GALLON, 75% NATIVE, FL #1

INTERIOR VEHICLE USE AREA				
48,016 SF				
	REQUIRED	SUPPLIED	NOTES / STANDARDS	
LANDSCAPE AREA	48,016 SF / 5,000 SF X 500 SF	4,802 SF	1,330 SF	
TREES	48,016 SF / 5,000 SF X 3	29	25	10' OA HT., 3" CAL 75% NATIVE, 100% CANOPY, FL #1

Sheet
L5
Plant Schedule /
Plant Pictures

Michael Flough
LANDSCAPE ARCHITECT

10/29/2020
Drawn by: AM/PA
Reviewed by: MF
Reviewed by: MF
Reviewed by: MF
07/02/2021

WRIGHT FISH 1 ELEVEN
6755 S. Kanner Highway, Stuart, FL 34997

Date:
10/29/2020
Drawn by: AM/PA
Reviewed by: MF
Reviewed by: MF
Reviewed by: MF
07/02/2021

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
RALPH H. PARKS as manager	611 SE PALM BEACH RD. STUART FL. 34994

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
JEAN PARKS	611 SE PALM BEACH ROAD STUART FL.	
KIPP FOSTER	611 SE PALM BEACH ROAD STUART FL.	

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Ralph H. Parks as manager
Signature

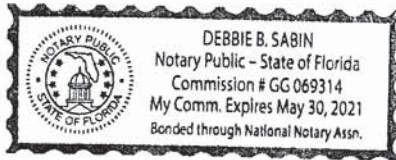
RALPH H. PARKS

Print name

STATE OF: Florida

COUNTY OF: MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 14 day of September 2020, by Ralph H. Parks, who is personally known to me or have produced _____ as identification.



(Notary Seal)

Debbie B. Sabin
Signature

Notary Public, State of Florida

Print Name: Debbie B. Sabin

My Commission Expires: May 30, 2021

DISCLOSURE OF INTEREST AFFIDAVIT

Appendix

Article 10.2.B.3. Article 10, Development Review Procedures; Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A" (Disclosure of Interest and Affidavit) (Legal Description)

PROPERTY ID. # 55-38-41-000-044-0003-0

ACRES: 3.9528

LEGAL DESCRIPTION: ST LUCIE INLET FARMS TR 3 E OF RD. BLK 44

WRIGHT-FISH 7-ELEVEN
MAJOR FINAL SITE PLAN APPLICATION
SE KANNER HIGHWAY STUART FL.

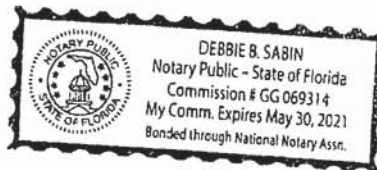
This is to certify that the signs have been posted in accordance to the notification requirements in section 10.6 Land Development Regulations, Martin County, Fl. on property Wright-Fish Kanner Highway, Stuart, Fl.

Ralph H. Parks - Gen Manager Wright Fish LLC

Notary Acknowledgement

State of Florida

County of Martin



Debbie B. Sabin

SAMPLE LETTER TO SURROUNDING PROPERTY OWNERS

(month) (day), (2021)

(addressee from the certified property owners list)
(address)

Subject and Location: W079-009 – Wright-Fish 7 Eleven Major Final Site Plan

Request approval for a major final site plan for the development of a gas station with convenience store and car wash and the associated infrastructure. The 4,496 sq. ft. Convenience store, 980 sq. ft. car wash and 8 fuel pumps are to be constructed on a previously developed approximate 3.5 acre parcel with access to SW Kanner Highway and SE Salerno Road. Included is a request for a Certificate of Public Facilities Reservation.

The project is located on the south east side of the intersection of SW Kanner Highway and SE Salerno Road in Stuart.

Dear *(Property Owner)*:

As a landowner within 500 feet of the property identified above and as shown on the enclosed maps and exhibits, please be advised that the Local Planning Agency and the Board of County Commissioners will conduct public hearings on the subject listed above.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**

7:00 P.M., or as soon after as the matter may be heard, on
Thursday, October 7, 2021

Time and Date: **BOARD OF COUNTY COMMISSIONERS**

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, October 19, 2021

Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff,

applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all DVD, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please feel free to contact me directly at 772-220-2100 or call the Growth Management Department at 772-288-5495. All written comments should be sent to Pete Walden, AICP, Principal Planner, pwalden@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the 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.

Sincerely,

Ralph H. Parks

Attachments: Location Map
Final Site Plan

Classifieds

To Advertise, visit: **classifieds.tcpalm.com**

■ Classifieds Phone: **772.283.5252**
 ■ Classifieds Email: **tcpalmclass@gannett.com**
 ■ Hours: **Monday - Friday 8:00am - 5:30pm**

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Treasure Coast reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Treasure Coast shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

Your Source Public Notices

for the latest...

Foreclosure

IN THE COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA

DIVISION: CIVIL
 PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff,

v. **CARL W. GOSS, JUDY A. GOSS, MICHAEL E. GOSS, PAMELA S. GOSS N/K/A PAMELA PINKERTON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CARL W. GOSS, DECEASED, Defendants.**

CASE NO. 21001284CCAXMX
NOTICE OF FORECLOSURE SALE

NOTICE is hereby given that, Clerk of Circuit and County Courts of Martin County, Florida, will on **November 2, 2021, at 10:00 a.m.**, via electronic sale at www.martin.realfordose.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Martin County, Florida: **Unit Week No. 34 in Condominium Parcel Number 308 of PLANTATION BEACH CLUB, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 596 at Page 1184, in the Public Records of Martin County, Florida, and all amendment(s) thereto, if any.** pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court in the above-styled cause.

Any person claiming an interest in the surplus from the sale, if any, other than property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Foreclosure Sale has been furnished to Defendants, **CARL W. GOSS, 1089 S MEAHME TRL, CRAWFORDVILLE, IN 47933**, by U.S. Mail this 17th day of September 2021.

MICHAEL J. BELLE, P.A.
 2364 Fruitville Road
 Sarasota, Florida 34237
 Telephone: (941) 955-9212
 Facsimile: (941) 955-0317
 By: /s/ Michael J. Belle
 Michael J. Belle, Esquire
 Attorney for Plaintiff
 Florida Bar No.: 840882
DESIGNATED PRIMARY E-MAIL SERVICE PURSUANT TO FLA. R. JUD. ADMIN. 2.516
service@michaelbelle.com;
michaelb@michaelbelle.com
JLuty@michaelbelle.com

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE HEREBY ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.
 Pub: Sept 22, 29, 2021
 TCN 4919666

Notice To Creditors

IN THE CIRCUIT COURT OF THE 19th JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA

PROBATE

IN RE: ESTATE OF

ROZALIA C. ROMANO
 Case No. 2020CP000859CP

Division: AX
 Deceased.

/

NOTICE TO CREDITORS

The administration of the estate of **ROZALIA C. ROMANO**, deceased, File Number, is 2020CP000859CP pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 SE Ocean Blvd STE 300, Stuart, FL 34994

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured contingent or unliquidated claims on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured contingent or unliquidated claims, must file their claims with this court

Notice To Creditors

WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) OR MORE YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is Sep. 10th, 2021.

Attorney for Personal Representative:
JOHN TALLARIDO P.A.
 John Tallarido, Esq.
 1860 SW Fountainview Blvd
 Port St. Lucie, FL 34986
 Tel: (772) 333-7770
 E-Mail: jtallarido@tallaridoaw.com

Personal Representative:
ROSALIA LOGAN
 c/o JOHN TALLARIDO, P.A.
 1860 SW Fountainview Blvd.
 Port St. Lucie, FL 34986
 Tel: (772) 333-7770
 E-Mail: jtallarido@tallaridoaw.com
 Pub Sep. 15th, 22nd 2021
 TCN4904780

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA IN RE: ESTATE OF REGINALD LEE CHILDS, JR. A/K/A REGINALD L. CHILDS, JR., Deceased. File No. 562021CP001247FM Division: Probate NOTICE TO CREDITORS

The administration of the estate of **REGINALD LEE CHILDS, JR. A/K/A REGINALD L. CHILDS, JR.**, deceased, whose date of death was August 13, 2021, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, File No. 562021CP001247FM, the address of which is P.O. Box 700, Fort Pierce, FL 34954. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is Sep 22nd, 2021.
 THE ESTATE TRUST & ELDER LAW FIRM, P.L.:

By:
MICHAEL D. FOWLER, ESQ.
 Florida Bar No. 02339191
 Attorney for Personal Representative
 2940 S. 25th Street
 Fort Pierce, FL 34981
 Telephone: (772) 828-2588
 Fax: (772) 878 2981
 Email: mfwolwer@etelf.com

WILLIAM ROY CHILDS
 c/o THE ESTATE, TRUST & ELDER LAW FIRM, P.L
 Pub Sep. 22nd, 29th 2021
 TCN4921446

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF JANET E. COSTELLO Deceased

File No. 562021CP001042

NOTICE TO CREDITORS

The administration of the estate of **JANET E. COSTELLO**, deceased, whose date of death was March 13, 2021, is pending in the Circuit Court for ST. LUCIE County, Florida, Probate Division, the address of which is P.O. Box 700, Fort Pierce, Florida 34954. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against

Notice To Creditors

decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 15, 2021.

Renee Marquis-Abrams
 Attorney for Personal Representative
 Florida Bar Number: 0984220
NEILL GRIFFIN MARQUIS, PLLC
 P.O. Box 1270, Fort Pierce, FL 34950
 Email: rmarquis@neillgriffin.com
 Secondary email: sspee@neillgriffin.com
 Telephone: (772) 464-8200;
 Fax (772) 464-2566

Suzanne Schultes
 Personal Representative
 854 W. Bay Drive
 West Islip, NY 11795
 Pub: Sept 15, 22, 2021
 TCN4912911

Public Notices

IN THE COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA

DIVISION: CIVIL
 PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,

Plaintiff,
 vs.
ELIZABETH Y. CATRON,
 Defendant.

CASE NO. 21001282CCAXMX

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given that, Clerk of Circuit and County Courts of Martin County, Florida, will on November 2, 2021, at 10:00 a.m., via electronic sale at www.martin.realfordose.com, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Martin County, Florida:

Unit Week No. 4 in Condominium Parcel Number 210 of PLANTATION BEACH CLUB, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 596 at Page 1184, in the Public Records of

BEFORE THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

*****NOTICE OF PUBLIC HEARING*****

Subject: **Wright-Fish 7 Eleven (W079-009)** requests approval for a major final site plan for the development of a Gas station with convenience store and car wash. The 4,496 sq. ft. Convenience store, 980 sq. ft. car wash and 8 fuel pumps are to be constructed on a previously developed approximate 3.5 acre parcel with access to SW Kanner Highway and SE Salerno Road. Included in this application is a request for a Certificate of Public Facilities Reservation.

Location: The project is located on the south east corner of the intersection of SW Kanner Highway and SE Salerno Road in Stuart.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**
 Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, October 7, 2021

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**
 Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, October 19, 2021

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, AICP, Principal Planner, pwalde@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 22nd DAY OF SEPTEMBER 2021.
 Pub: Sept 22,'21 TCN4917453

Public Notices

Martin County, Florida, and all amendment(s) thereto, if any.

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court in the above-styled cause.

Any person claiming an interest in the surplus from the sale, if any, other than property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Foreclosure Sale has been furnished to Defendant, **ELIZABETH Y. CATRON, 200 COYATEE COVE, LOUDON, TN 37774**, by U.S. Mail this day of , 2021.

MICHAEL J. BELLE, P.A
 2364 Fruitville Road
 Sarasota, Florida 34237
 Telephone: (941) 955-9212
 Facsimile: (941) 955-0317

By: /s/ Michael J. Belle
 Michael J. Belle, Esquire
 Attorney for Plaintiff
 Florida Bar No.: 840882
DESIGNATED PRIMARY E-MAIL SERVICE PURSUANT TO FLA. R. JUD. ADMIN. 2.516
service@michaelbelle.com; michaelb@michaelbelle.com
JLuty@michaelbelle.com

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE HEREBY ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.

Published with the Stuart News on the following Publication
 Dates: Sep. 22nd, 2021
 Pub Sep. 22nd, 29th 2021
 TCN4919574I

PUBLIC NOTICE CITY OF SEBASTIAN INDIAN RIVER COUNTY FLORIDA

THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAS SCHEDULED A PUBLIC HEARING IN THE CITY COUNCIL CHAMBERS, 1225 MAIN STREET, SEBASTIAN, AT A REGULAR MEETING TO BE HELD ON THURSDAY, OCTOBER 7, 2021 AT 6:00 P.M., TO MAKE A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A PROPOSED 3,270± SF AUTO-

Public Notices

MATED CAR WASH TUNNEL WITH 18 VACUUM STATIONS, FOUR (4) BUG PREP STATIONS, AND THREE (3) EMPLOYEE PARKING SPACES WITHIN THE COMMERCIAL RIVERFRONT ZONING DISTRICT, LOCATED AT 13070 US HIGHWAY 1. INDIAN RIVER COUNTY TAX PARCEL ID

30382100001000000021.1. ALL INTERESTED PARTIES MAY APPEAR AT THE HEARING AND BE HEARD WITH RESPECT TO THE SPECIAL USE APPLICATION, WHICH IS AVAILABLE FOR REVIEW IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

JOEL ROTH, CHAIRMAN PLANNING AND ZONING COMMISSION CITY OF SEBASTIAN, FLORIDA
 Due to health concerns regarding coronavirus, alternative methods are still in place for the public to provide input regarding this site plan. Interested parties may contact the City at 772-388-8226 or email questions at COSTV@COSTV.CITYOFSEBASTIAN.ORG or may visit the City's website at <http://www.cityofsebastian.org/public-input-methods>.

No stenographic record by a certified court reporter will be made of the foregoing meeting. Any person who decides to appeal any decision made by the Council with respect to any matter considered at this meeting will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be heard. (F.S.286.0105)

In compliance with the Americans with Disabilities Act (ADA) of 1990, anyone who needs a special accommodation for this meeting should contact the City's ADA Coordinator at 772-388-8226 at least 48 hours in advance of the meeting.
 Pub: September 22nd, 2021
 TCN4918321

NOTICE OF ACTION Martin County

BEFORE THE BOARD OF Massage

IN RE: The license to practice Massage Establishment

Meiji Ji, L.M.T. 1551 SE Wilshire Place, Apt. 203 Stuart, FL 34994

CASE NO.: 2019-46108

LICENSE NO.: MA 76446

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, John Loring Bischof, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida

BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

*****NOTICE OF PUBLIC HEARINGS*****

Subject: **AA Marina (aka Four Fish Marina), LLLP (A059-004)** request for a zoning district change from the B-2, Business District and R-3A, Liberal Multiple-Family District to the WGC, Waterfront General Commercial District, or the most appropriate zoning district. Included in this application is a request for a Certificate of Public Facilities Exemption.

Location: The approximate 4 acre developed parcel is located on the east side of NE Indian River Drive just south of the intersection with NE Dixie Highway in Jensen Beach.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**
 Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, October 7, 2021

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**
 Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, October 19, 2021
 Place: Martin County Administrative Center
 2401 SE Monterey Road
 Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, AICP, Principal Planner, pwalde@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 22nd DAY OF SEPTEMBER 2021
 Pub: Sept 22,'21 TCN4917407

Public Notices

32399-3265, (850) 558-9846.

If no contact has been made by you concerning the above by October 13, 2021 the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Massage in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 558-9846, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.
 Pub Sept. 1, 8, 15, 22, 2021
 TCN4888908

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Amethyst's Support (fictitious name) located at 2601 SW Longboat Way (address), in the County of Martin, City of Palm City (city), Florida 34990 (zip) intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Palm City (city), Florida, this 15th (date) day of September (month), 2021 (year).
 Sierra Amethyst Carlson
 Pub Sep. 22nd 2021
 TCN4921395

Public Notice is hereby given that Tropic Towing will sell at Public Auction pursuant to Florida Statutes section 713.78. Tropic reserves the right to accept or reject any and/or all bids. To be held at Tropic Towing at 504 S. 33rd Street Fort Pierce, FL 34947. 9:00 am the following:
 Auction Date: 10/04/2021
 2009 Pontiac G6
 VIN: 1G2ZH36N994101360
 Pub: 09/22/2021

Auction Date: 10/04/2021
 2009 Volkswagen GTI
 VIN: 9BWDE61J054010756
 Pub: 09/22/2021
 Pub September 22, 2021
 TCN4921388

The School Board of Martin County gives notice that it will hold a Boundary Advisory Committee Meeting on Wednesday, September 29, 2021 starting at 5:30pm. The meeting will be held at Stuart Learning Center, Staff Training Room, 1050 SE 10th Street, Stuart, FL. Anyone who needs a special accommodation to participate in this meeting may contact the Deputy Superintendent's

WRIGHT-FISH 7-ELEVEN
MAJOR FINAL SITE PLAN APPLICATION
SE KANNER HIGHWAY STUART FL.

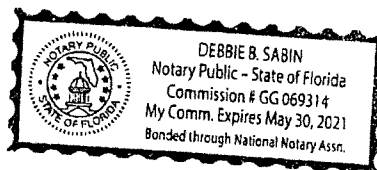
This is to certify that the signs have been posted in accordance to the notification requirements in section 10.6 Land Development Regulations, Martin County, Fl. on property Wright-Fish Kanner Highway, Stuart, Fl.

Ralph H. Parks - Gen Manager Wright Fish LLC

Notary Acknowledgement

State of Florida

County of Martin



Debbie B. Sabin



Kanner Highway Looking North



Kanner Highway Looking South



Salerno Rd Looking East



Salerno Rd Looking West

Wright-Fish 7 Eleven Final Site Plan

Request approval of a final site plan for the development of a gas station with convenience store and car wash

Land use: General Commercial

Zoning District: GC, General Commercial

Previous Development 1970



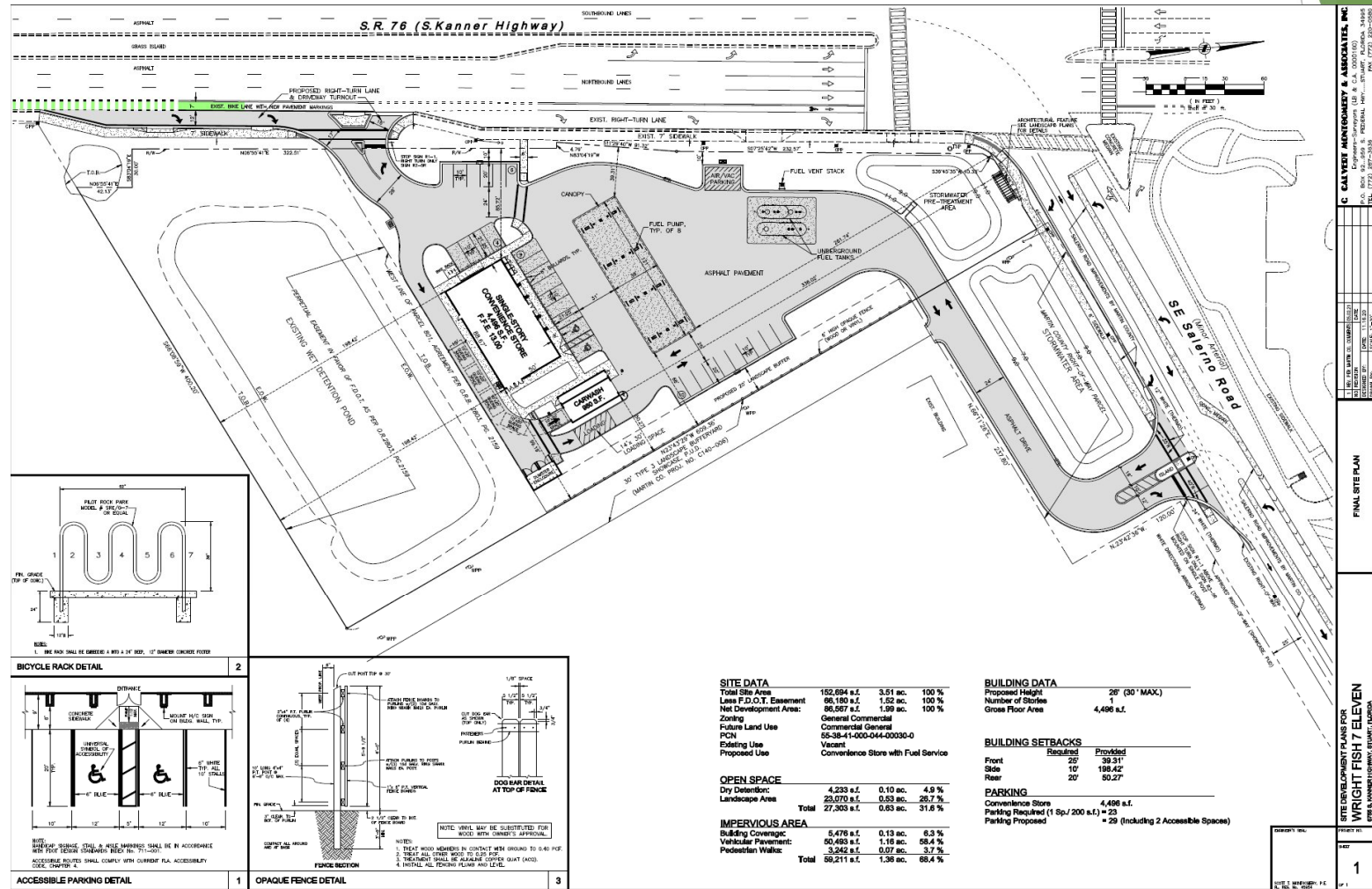
Previous Development 1995



Previous Development 2014



Proposed Development





MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

**WRIGHT FISH 7 ELEVEN
MAJOR FINAL SITE PLAN**

Applicant:	Wright Fish LLC
Property Owner:	Wright Fish LLC
Agent for the Applicant:	Ralph H. Parks
County Project Coordinator:	Pete Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	W079-009
Record Number:	DEV2020110006
Report Number:	2021_0816_W079-009_Staff_Report_Final
Submittal Received:	11/24/2020
Application Received:	11/30/2020
Transmitted:	12/20/2020
Date of Report:	02/24/2021
Resubmittal Received:	05/03/2021
Transmitted:	05/04/2021
Date of Report:	08/16/2021

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.

B. Project description and analysis

Request major final site plan approval for the construction of a 5,476 sq. ft. convenience store, car wash and an 8 pump gas station and the associated infrastructure on a currently undeveloped approximate 3.51 acre parcel located on the southeast corner of S Kanner Highway and SE Salerno Road in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

The proposed convenience store will front on S Kanner Highway. The site will have access from S Kanner Highway and SE Salerno Road. The parcel is within the Primary Urban Service Boundary with water and sewer service available and will be provided by Martin County Utilities. There is an existing stormwater retention pond onsite and proposed dry retention added along SE Salerno Road.

The site development will require coordination with the adjacent proposed residential development and the County Public Works department for offsite improvements regarding Salerno Road.

The site was previously developed as a gas station with a small retail store. The store and all service station

Compliance findings