



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

County
EXHIBIT # 1

File ID: 22-1039

DPQJ-1

Meeting Date: 8/9/2022

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST APPROVAL FOR THE 79TH AMENDMENT TO THE MARTIN DOWNS PLANNED UNIT DEVELOPMENT ZONING AGREEMENT INCLUDING A REVISED MASTER/FINAL SITE PLAN AND REVISED PHASING PLAN FOR THE MERIDIAN MARINA PROJECT (M035-210)

EXECUTIVE SUMMARY:

This is a request by AC Meridian Marina, LLC for the 79th Amendment to the Martin Downs Planned Unit Development (PUD) Zoning Agreement for the Meridian Marina including a revised Master/Final Site Plan for the approximate 11 acre previously developed marina and boat storage facility located on the St. Lucie River at 1400 SW Chapman Way. Included is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden, AICP
Title: Deputy Growth Management Director

REQUESTED BY: Lucido and Associates, Morris A. Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 8/9/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By *Offender* D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

The Meridian Marina, previously known as Martin Downs Marina, Martin Downs Yacht Club, Martin Downs Boating Club and Martin Downs Yacht Club, was developed in the early 1990's as part of the Martin Downs PUD Agreement and included four-phased master planned Marina Village. Phases 1 and 2 involved the marina basin and boat storage facility. Phase 3 included a 49-unit condominium complex which is not part of this application. Phase 4 was never developed.

The revised master/final site plan for Meridian Marina includes the addition of dry boat storage to accommodate 215 boats in addition to the existing 325 dry slips. The proposed restaurant is to be approximately 6,000 sq. ft. and the existing sales and operations offices will be reduced to 2,400 sq. ft.

Pursuant to Sec. 10.5.F.9, Land Development Regulations, Martin County Code, a public hearing before the Local Planning Agency is not required.

The following supporting documents are attached:

Staff Report
79th Amendment to the Martin Downs PUD zoning agreement
Revised Master/Final Site Plan
Application Materials Including the Disclosure of Interest
Landscape Plans
Building Elevations
Sign Posting Affidavit
Staff PowerPoint
Resolution to Deny

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments as Exhibit 1.
- Move that the Board approve the request for the 79th Amendment to the Martin Downs PUD Zoning Agreement including the Revised Master/Final Site Plan for the Meridian Marina Project, the parking rate adjustment and the commercial design alternative compliance.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$13,800.00 application fee and the \$290.00 Completeness fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|------------------------------------------------------|---------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input checked="" type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Resolution | | |
| <input type="checkbox"/> Other: | | |



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

MERIDIAN MARINA 79TH AMENDMENT TO THE MARTIN DOWNS PUD AND REVISED MARINA VILLAGE MASTER SITE PLAN AND PHASE II REVISED FINAL SITE PLAN

Applicant:	AC Meridian Marina, LLC
Property Owner:	AC Meridian Marina, LLC
Agent for the Applicant:	Morris A. Crady, AICP, Lucido & Associates
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	M035-210
Application Type and Number:	DEV2021090007
Report Number:	2022_0714_M035-210_Staff_Report_Final
Application Received:	09/14/2021
Transmitted:	09/16/2021
Date of Staff Report:	11/24/2021
Resubmittal Received:	03/04/2022
Transmitted:	03/07/2022
Date of report:	05/09/2022
Resubmittal Received:	06/27/2022
Transmitted:	06/27/2022
Date of Report:	07/14/2022

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B. Project description and analysis

Requesting approval of the 79th Amendment to the Martin Downs PUD Zoning Agreement including a revised master/final site plan for the Meridian Marina. The approximate 11 acre parcel is located on the south side of SW Chapman Way in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

The Meridian Marina was developed in the early 1990's as part of a master planned Marina Village that included four phases. Phases 1 and 2 involved the marina basin and boat storage facility. Phase 3 included

a 49 unit condominium complex which is not part of this application. Phase 4 was never developed.

The revised master/final site plan for Meridian Marina includes the addition of dry boat storage to accommodate 215 boats in addition to the existing 325 dry slips. The proposed restaurant is to be approximately 6,000 sq. ft. and the existing sales and operations offices will be reduced to 2,400 sq. ft.

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	Comprehensive Plan	Pete Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Pete Walden	219-4923	Comply
H	Urban Design	Pete Walden	219-4923	Comply
H	Community Redevelopment	Pete Walden	219-4923	N/A
I	Property Management	Ellen McArthur	288-5793	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Lindy Cerar	320-3055	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	288-4858	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4941	N/A
Q	ADA	Stephanie Piche	288-4858	Comply
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5923	Review Ongoing
T	Adequate Public Facilities	Pete Walden	219-4923	Comply

D. Review Board action

This application is classified as a major development. As such, final action on this request for the 79th PUD Amendment and Revised Master Site Plan and Revised Meridian Marina Final Site Plan approval is required by the Board of County Commissioners at a public meeting.

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., (2016) it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated, May 9, 2022 with its

resubmittal dated June 27, 2022. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

Parcel number(s) and address: 1400 SW Chapman Way, Palm City
07-38-41-000-00010-7
07-38-41-015-000-00010-0

Existing Zoning:	PUD-C, Planned Unit Development
Future land use:	Commercial Waterfront
Commission district:	5



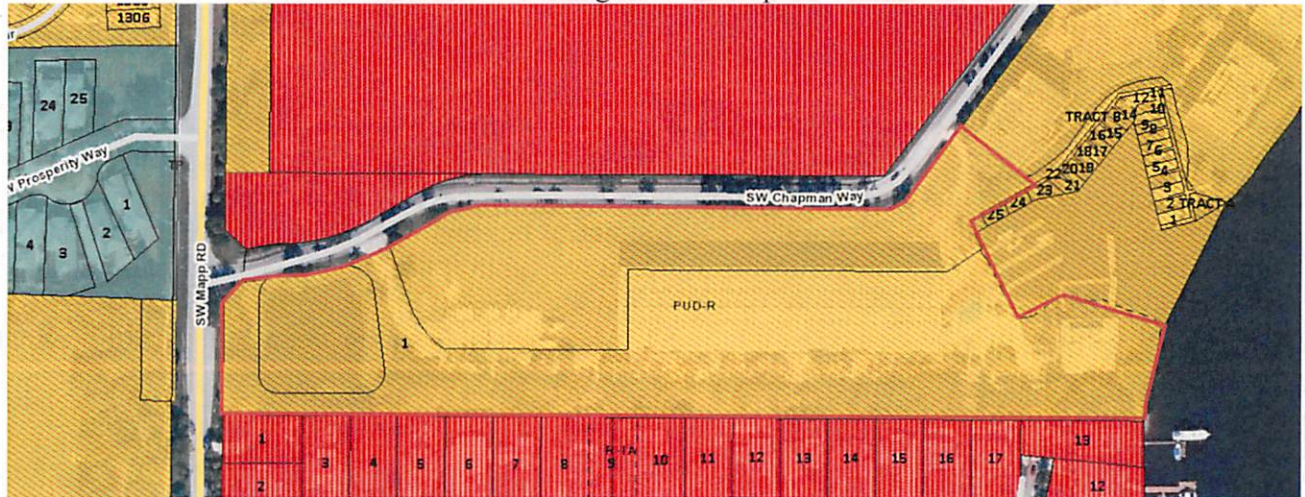
Aerial



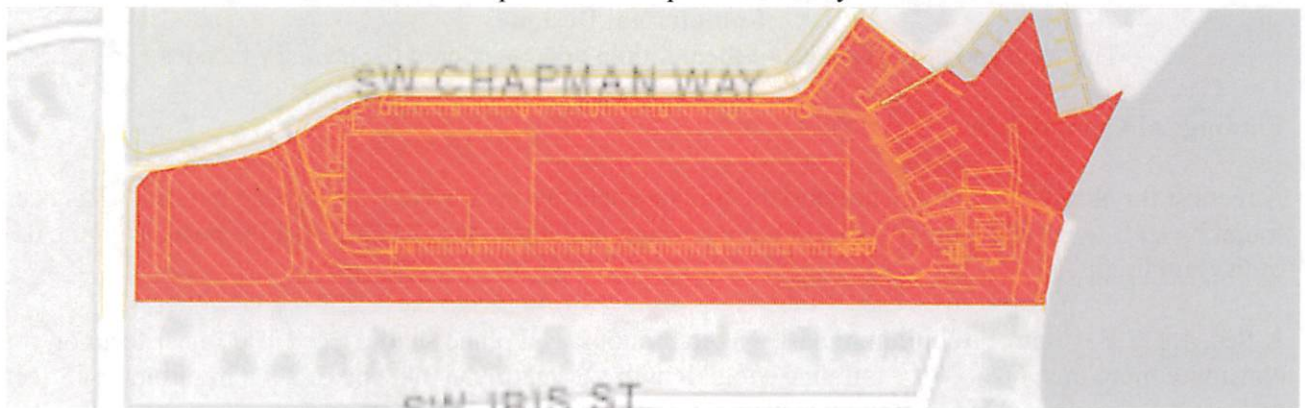
Future Land Use Map Excerpt



Zoning Atlas Excerpt



Proposed Development Overlay



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

Findings of Compliance:

Staff has reviewed this application and finds 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:

The Growth Management Department Development Review Division staff has reviewed the application

and finds it in compliance with the applicable regulations. There are no unresolved land use, zoning or procedural requirements issues associated with this application.

Item #1: Parking rate adjustment

A parking rate study has been provided to establish the proposed parking rates for the project. The proposed rate reduces the required parking rate of 214 spaces to 151 spaces provided.

Item #2: Land Clearing

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

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

Commercial Design

The west and north facades of the building are considered the primary facades

Findings of Compliance:

A request for alternative compliance and the proposed elevations for the Boat storage buildings has been found by staff to meet the intent of commercial design policies to the extent possible considering the use of the building.

1. Sec. 4.872.B. Control of building mass. No continuous wall plane shall exceed 100 linear feet nor constitute more than 60% of the building's total length. A wall plane must be offset a minimum of 3 feet and extend a minimum of 8 feet to be considered a wall plane.
2. Sec. 4.872.F Roofs. Peaked roofs shall provide at least 2 roof slope planes and have a minimum slope of 1/3.

Community Redevelopment Area

N/A

The property is not located within a Community Redevelopment Area (CRA). Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR, Division 6

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

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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. By the issuance of a Development Order by the county, the proposed improvements will meet the criteria identified in the Boat Facilities Siting Plan (BFSP) and the applicant's environmental consultant has documented compliance with the manatee mortality criteria in the plan.

Landscaping

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 boat storage building and restaurant within an existing marina development. The applicant has submitted landscape plans that provide 3.52 acres of landscape area which equates to 37% of the 410,553 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 164 trees for this project. To demonstrate compliance the applicant has proposed the planting of at least 195 trees for this 410,553 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 (31 trees). To demonstrate compliance the applicant has proposed the planting of 31 trees for this perimeter of 925 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. 6,945 square feet will be planted for the 64,543 square feet of vehicular use area.

Section 4.663.B Land Development Regulations, Martin County, Fla. (2013) requires bufferyards be established between differing land uses. The adjacent land use to the south is single-family residential. The existing Type 4 Bufferyard will be restored and extended by 300 feet. 1,360 shrubs and 40 trees are required and 45 trees and 1,417 shrubs will be added. A Type 3 Bufferyard will be provided for the adjacent multifamily development to the northeast. 10 trees and 340 shrubs are required and will be provided.

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 determined that the site's maximum impact is assumed to be 79 directional trips during the PM peak hour over the previously approved Final Site Plan. Staff finds that SW Mapp Road is the recipient of a majority of the generated trips. The generalized service capacity of SW Mapp Road is 750. The project impact is 10.53% of the maximum volume of that roadway. SW Mapp Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2024).

L. Determination of compliance with county surveyor - Engineering Department

N/A

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. Therefore, The Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR § 10.1.F

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

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Findings of Compliance:

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

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and only fill will be brought onto

the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development is included in the Master Stormwater Management System and the proposed development is consistent with the approved existing system; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: This property lies within a Special Flood Hazard Area having a Base Flood Elevation of 5 feet NAVD88. The applicant has demonstrated that the new structure will have a minimum finished floor elevation of 5.46 feet NAVD88. If the top of slab is not above elevation 6 feet NAVD88, but is above elevation 5 feet NAVD88, then at least two flood openings are required; the total net area of the flood openings must be equal to one square-inch per one square-foot of storage area. The total net area of a non-engineered flood openings must account for any portion of the void that is obstructed or covered in any way (other than by screening). All mechanical equipment must be set above elevation 6 feet NAVD88.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19 - The applicant has demonstrated compliance with Division 19 with the design of the proposed driveway connection to SW Chapman Avenue.

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

1. The Owner is not authorized to haul fill off of the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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

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).

Electronic File Submittal

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. (2021)

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. (2021)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

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)]

Wellfield and Groundwater Protection

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

Fire Prevention

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. 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

Findings of Compliance:

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

Martin County Health Department

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin

County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

Martin County School Board

N/A

The applicant has indicated that this application is for a residential care facility. Therefore the Martin County School Board was not required to review this application for school concurrency evaluation. MARTIN COUNTY, FLA., LDR §10.1.F.

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 Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County

Findings – positive evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Service provider – Martin County

Findings – positive evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings – in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings – positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings – in place

Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)

Findings – positive evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - in place

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - in place

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:

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 #6:

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

Item #7:

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

Item #8:

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 #9:

Original of the construction schedule.

Item #10:

Two (2) originals of the Cost Estimate, 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 #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:

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

Item #13:

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

V. Local, State, and Federal Permits

All permits are required to be submitted prior to scheduling a 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:	\$13,800.00	\$13,800.00	\$0.00
Site Inspection fees:	\$4,000.00	\$0.00	\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees: ***	TBD		

* 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 to be paid at Issuance of Building Permit.

X. General application information

Applicant: AC Meridian Marina LLC
Austin Cameron
P. O. Box 1713
Palm City, FL 34991

Agent: Lucido & Associates
Morris A. Crady, AICP
701 East Ocean Blvd
Stuart, FL 34994
772-220-2100

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
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP Florida Department of Environmental Protection
FDOT Florida 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

**SEVENTY-NINTH AMENDMENT TO MARTIN DOWNS
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT**

THIS SEVENTY-NINTH AMENDMENT TO THE MARTIN DOWNS PLANNED UNIT DEVELOPMENT ZONING AGREEMENT (“Amendment”), made and entered into this day ____ of _____, 2022, by and between **AC MERIDIAN MARINA LLC**, a Texas limited liability company, hereinafter referred to as “Owner”, and **MARTIN COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as “County”.

W I T N E S S E T H:

WHEREAS, after appropriate notice, public hearing and approval, Southern Land Group, Inc. and Southern Realty Group, Inc. (“Developer”), and County on or about the 8th day of August, 1980, entered into a Planned Unit Development Zoning Agreement for the development of a project in Martin County, Florida, known as “Martin Downs”, which Agreement is recorded in Official Records Book 502 beginning at Page 1646 of the Public Records of Martin County, Florida, which Agreement, as amended from time, is hereinafter referred to as the “Martin Downs PUD Agreement”; and

WHEREAS, Developer did, on that same date, receive a Development Order from County for the Martin Downs Development of Regional Impact (“Martin Downs DO”); and

WHEREAS, Owner is the successor in title and interest to Developer with respect to the property in Martin Downs identified as Phases I, II and IV of Parcel 29 previously known as Martin Downs Marina, Martin Downs Yacht Club, Martin Downs Boating Club and Martin

Downs Marina Village but now known as Meridian Marina, said property being more particularly described on **Exhibit A**, attached hereto and incorporated herein (the “Parcel 29 Property”); and

WHEREAS, Section 380.06(19)(c), Florida Statutes, automatically extended all phase, build-out and expiration dates for projects that are developments of regional impact and under active construction on July 1, 2007, regardless of any prior extension; and

WHEREAS, the Martin Downs DO established December 30, 2007, as the build-out date and period of effectiveness of the Development Order, but pursuant to Section 380.06(19)(c), Florida Statutes, the build-out date and period of effectiveness was extended to December 30, 2010; and

WHEREAS, pursuant to the Seventy-Seventh Amendment to the Martin Downs PUD Agreement, the timetable for the Martin Downs PUD was extended to correspond with the extension granted to the Martin Downs DO under Section 380.06(19)(c), Florida Statutes; and

WHEREAS, this Amendment does not constitute a substantial deviation to the Martin Downs DO pursuant to the criteria set forth in Section 380.06(19)(c), Florida Statutes, and is therefore not subject to further development of regional impact review; and

WHEREAS, Owner desires to amend the Martin Downs PUD Agreement applicable to the Parcel 29 Property to revise **Exhibit B**, Ownership Certificate, **Exhibit C**, Unified Control, and **Exhibit D**, Revised Preliminary Development Plan (Parcel 29) and Final Development Plan (Phase II), and provide a timetable for development of the Parcel 29 Property; and

WHEREAS, Owner and County desire to further amend the Martin Downs PUD Agreement to allow revisions to Phase I, II and IV of the Preliminary Development Plan for the Parcel 29 Property.

NOW, THEREFORE, it is agreed between Owner and County as follows:

1. The above recitations are true and correct and are incorporated herein by reference.

2. The Martin Downs PUD Agreement and its exhibits are hereby amended as follows:

2.1. The Preliminary Development Plan for Parcel 29 is renamed Revised Master Plan, Phasing Plan and Phase II Revised Final Site Plan and amended to:

- 1) Remove from the preliminary development plan Phase III, the existing Admiralty condominium units; and
- 2) Revise Phase II and IV to reduce the marine sales operations, retail and office area from 17,800 sf to approximately 2,400 sf; and
- 3) Revise Phase IV to reduce the size of the proposed restaurant from 12,000 sf to approximately 6,000 sf, and relocate the restaurant from the frontage of SW Chapman's Way to the existing waterfront building; and
- 4) Renovate and expand the existing waterfront building and increase the maximum height from 1-story to 3-stories with rooftop use at a maximum of 40 feet to accommodate an approximately 6,000 square foot restaurant, 2,400 square foot marine sales operations, retail and office area, and up to 4 accessory dwelling units for use by owners, members and guests of the marina; and
- 5) Provide additional boat storage, access and parking to increase the number of dry storage boats from 325 to 540, in accordance with the Revised Master Plan, Phasing Plan and Phase II Revised Final Site Plan.

- 6) A copy of the Revised Master Plan, Phasing Plan and Phase II Revised Final Site Plan is attached hereto and incorporated as **Exhibit D**.
- 2.2. The Parcel 29 Property Phase II and IV Timetable of Development and Construction Schedule and Martin Downs Phasing Plan is amended to:
 - 1) Require final site plan approval of Phase II to allow expansion of boat storage building, additional parking, required landscaping and supporting infrastructure by December 31, 2022 and completion by May 31, 2024; and
 - 2) Require final site plan approval of revised Phase IV to allow renovation and expansion of waterfront building by December 31, 2023 and completion by March 31, 2025.
 - 3) A copy of the Timetable of Development for the Parcel 29 Property is attached hereto and incorporated as **Exhibit E**.
- 2.3 The Ownership Certificate for the Parcel 29 Property contained in the Martin Downs PUD Agreement is replaced in its entirety by **Exhibit B**, attached hereto and incorporated herein.
- 2.4 The Unified Control for the Parcel 29 Property in the Martin Downs PUD Agreement is replaced in its entirety by **Exhibit C**, attached hereto and incorporated herein.
3. This Amendment is consistent with the Martin County Comprehensive Growth Management Plan.
4. Owner has demonstrated compliance with the requirements of Section 5.32.B., Certificate of Public Facilities Exemption, Land Development Regulations, Martin County Code

and accordingly, the approval of this PUD Amendment shall constitute the issuance of a Certificate of Public Facilities Exemption.

5. All the terms and conditions of the Martin Downs PUD Agreement, which are not specifically amended or revised by this Amendment, shall remain in full force and effect as stated therein.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be made and entered into the day and year first written. The date of this Amendment shall be the date on which this Amendment was approved by the Board of County Commissioners of Martin County, Florida.

OWNER

WITNESSES:

AC MERIDIAN MARINA LLC, a Texas limited liability company

Name Printed: _____

By: AQUA MARINA, LLC, a Texas limited liability company

Name Printed: _____

By: _____
Austin Cameron, Manager

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments before me by means of ☒ physical presence or ☐ online notarization, personally appeared Austin Cameron, as Manager of Aqua Marina, LLC, a Texas limited liability company, as the manager of AC Meridian Marina, LLC, a Texas limited liability company, to me known to be the person described herein and who executed the foregoing, and acknowledged before me that he executed same, on behalf of the company. He is ☐ personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2022.

(NOTARIAL STAMP)

NOTARY PUBLIC

Printed Name: _____

My Commission Expires: _____

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

**79th AMENDMENT TO MARTIN DOWNS PUD AGREEMENT
EXHIBIT A**

[LEGAL DESCRIPTION]

**79th AMENDMENT TO MARTIN DOWNS PUD AGREEMENT
EXHIBIT B**

OWNERSHIP CERTIFICATE

I, Robert S. Raynes, Jr., a member of the Florida Bar, hereby certify that the record title to the property described in **Exhibit A** of the 79th Amendment of the Martin Downs PUD Agreement, which is a part of the Martin Downs Planned Unit Development Zoning Agreement dated the 8th day of August, 1980 is in the ownership of AC MERIDIAN MARINA LLC, a Texas limited liability company.

Dated this _____ day of _____, 2022.

Florida Bar # 00124672
Robert S. Raynes, Jr.
Gunster, Yoakley & Stewart, P.A.
800 SE Monterey Commons Boulevard
Suite 200
Stuart, Florida 34996

**79th AMENDMENT TO MARTIN DOWNS PUD AGREEMENT
EXHIBIT C**

UNIFIED CONTROL

The undersigned, being the Owner of the property described in **Exhibit A** of the 79th Amendment of the Martin Downs PUD Agreement, which is part of the Martin Downs Planned Unit Development Zoning Agreement ("PUD Agreement"), dated the 8th day of August, 1980, does hereby covenant and agree that: (i) the property described in **Exhibit A** shall be held under single ownership, and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety; provided, however that individual subdivision lots or fully constructed condominium units, if any, may be conveyed to individual purchasers in accordance with and subject to the terms and conditions of the PUD Agreement.

In addition, the following conveyances shall be permitted:

1. If the PUD is designed and planned to be developed in phases or portions of phases, and each phase or portion of a phase complies with the requirements contained within the PUD Agreement, then each phase or portion of phase may be conveyed separately upon final site plan and plat approval of that phase or portion of a phase.
2. Common elements, common open areas and developed recreation areas, if any, may be conveyed to a property owners' association or other legal entity so long as such conveyance shall be subject to the express restriction that the subject property will never be used for any purpose other than as common elements, common open areas or developed recreation areas as applicable.
3. 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 of Martin County, Florida may deem appropriate.

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

The undersigned further agrees that the conditions, restrictions and limitations contained herein shall be deemed a covenant running with the land and shall remain in full force and effect

and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Board of County Commissioners of Martin County, Florida.

The undersigned further agrees that this instrument may be recorded in the public records of Martin County, Florida.

IN WITNESS WHEREOF, the parties hereto have executed these presents on the dates indicated below.

OWNER

WITNESSES:

AC MERIDIAN MARINA LLC, a Texas limited liability company

Name Printed: _____

By: AQUA MARINA, LLC, a Texas limited liability company

Name Printed: _____

By: _____
Austin Cameron, Manager

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments before me by means of ☒ physical presence or ☐ online notarization, personally appeared Austin Cameron, as Manager of Aqua Marina, LLC, a Texas limited liability company, as the manager of AC Meridian Marina LLC, a Texas limited liability company, to me known to be the person described herein and who executed the foregoing, and acknowledged before me that he executed same, on behalf of the company. He is ☐ personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2022.

(NOTARIAL STAMP)

NOTARY PUBLIC

Printed Name: _____
My Commission Expires: _____

**79th AMENDMENT TO MARTIN DOWNS PUD AGREEMENT
EXHIBIT “D”**

**REVISED MASTER PLAN, PHASING PLAN AND
PHASE II REVISED FINAL SITE PLAN**

Pursuant to Section 695.26, F.S.

Prepared by:

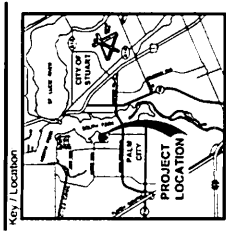
Robert S. Raynes, Jr.

Gunster, Yoakley & Stewart, P.A.

800 SE Monterey Commons Boulevard

Suite 200

Stuart, Florida 34996



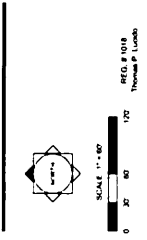
Project Team

Position	Name
Owner	Marina Downs PUD
Architect	Lucido & Associates
Engineer	Lucido & Associates
Surveyor	Lucido & Associates
Lighting Designer	Lucido & Associates
Landscaping Designer	Lucido & Associates
Construction Manager	Lucido & Associates

Marina Downs PUD
Portion of Parcel 29
Known as
Meridian Marina
Martin Downs
Marina Village
Marin County, Florida

Revised Master / Phasing Plan & Phase II Revised Final Site Plan

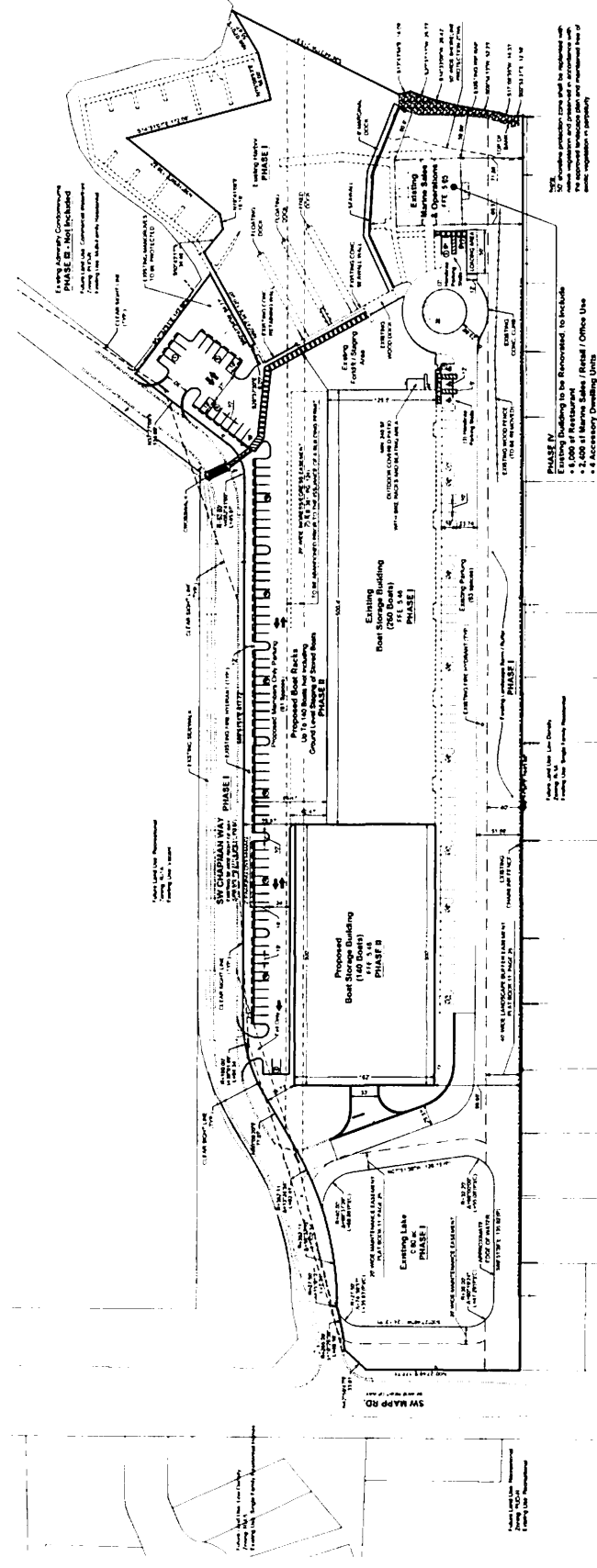
Date	By	Description
11/11/11	S.L.S.	Final Revision
11/11/11	S.L.S.	Final Revision
11/11/11	S.L.S.	Final Revision



Scale: 1" = 40'
0 20 40 60 80 100 120 140 160 180 200 Feet

Sheet
1 of 1

Designer: S.L.S.
Checker: M.C.
Project Manager: J. V. V.
Computer File: J:\Projects\Marina Downs PUD\Phase II Revised Final Site Plan.dwg












PHASE I
Existing Building to be Renovated. To Include:
• 1,000 sq ft of Restaurant
• 4,000 sq ft of Marine Sales / Retail Office Use
• 4,000 sq ft of Boat Storage / Boat Sales
Maximum Height: 3 stories (40 feet) with Rooftop Event Space

PHASE II
New 30' structure addition to be completed with new construction and renovation in accordance with existing site plan and existing conditions. To Include:
• 1,000 sq ft of Restaurant
• 4,000 sq ft of Marine Sales / Retail Office Use
• 4,000 sq ft of Boat Storage / Boat Sales
Maximum Height: 3 stories (40 feet) with Rooftop Event Space

Building Data:

Building Data	Approved	Existing	Proposed Total
Restaurant:	12,000 sq ft	0	12,000 sq ft
Marine Sales:	4,000 sq ft	3,200 sq ft	7,200 sq ft
Commercial Retail:	4,000 sq ft	0	4,000 sq ft
Office / Operations:	7,200 sq ft	2,800 sq ft	10,000 sq ft
Dry Boat Storage:	328 Boats	240 Boats	568 Boats
Accessory Dwelling Units:	0	0	0

Parking Calculations

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General Notes:
• All building, parking and access areas shall document compliance with the requirements of the Americans with Disabilities Act (ADA) and the Florida Accessibility Code (FAC) for buildings and facilities.
• Proposed building renovation to include:
• 1,000 sq ft of Restaurant
• 4,000 sq ft of Marine Sales / Retail Office Use
• 4,000 sq ft of Boat Storage / Boat Sales
• 3-story 8,000 sq ft of Restaurant with Rooftop Event Space

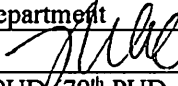
Open Space Calculations (Development Area):

Impervious Area:	258,890 sq ft	6.34 ac	69%
Building Footprint:	117,223 sq ft	2.69 ac	
Paved Areas:	141,467 sq ft	3.25 ac	
Pervious Area Open Space:	117,233 sq ft	2.69 ac	31%
Landscaped Area:	109,636 sq ft	2.50 ac	
50' Street Protection Zone	7,387 sq ft	0.17 ac	
Total	375,923 sq ft	8.63 ac	100%
Maximum Building Coverage:	187,841 sq ft	4.28 ac	50%
Provided Building Coverage:	117,223 sq ft	2.69 ac	31%

Standard & Handicap Parking Space Detail
Notes:
1. TOP PORTION OF 11'0" x 18'0" SHALL HAVE A 1:12 SLOPE TO THE CURB OR WHEEL STOP.
2. BOTTOM PORTION SHALL HAVE A 1:12 SLOPE TO THE CURB OR WHEEL STOP.
3. BOTTOM PORTION SHALL HAVE A 1:12 SLOPE TO THE CURB OR WHEEL STOP.
4. 11'0" x 18'0" SHALL BE 11'0" x 18'0" MINIMUM.
5. 11'0" x 18'0" SHALL BE 11'0" x 18'0" MINIMUM.


lucido&associates

TRANSMITTAL

Date:	September 30, 2021		
To:	Pete Walden, Principal Planner Martin County Growth Management Department		
From:	Morris Crady 		
Subject:	Martin Downs PUD (79 th PUD Amendment), Portion of Parcel 29 (Meridian Marina) Revised Master Plan and Final Site Plan (Project No. M035-210)	Project No.	21-125

In response to the attached Completeness Review letter dated September 23, 2021, please find enclosed the application fee check in the amount of \$13,800.00, the original application package, an additional set of the 24 x 36 plans, and a CD with PDF copies of the application.

Please note the following response to the comment in the completeness review letter:

Item #1: STORMWATER REPORT

RESPONSE: According to the project engineer, the site has been developed in accordance with the Martin Downs stormwater master plan and applicable SFWMD permits. The drainage statement documents compliance and consistency with the applicable criteria already established for the project area.

Item #2: LIGHTING PLAN

Existing lighting along Chapman Way and the south parking area will be retained. No additional lighting is needed.

Please feel free to contact me if you have any questions or comments.

701 SE Ocean Blvd., Stuart, FL 34994 P (772) 220-2100 F (772) 223-0220
email: mcrady@lucidodesign.com



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH
STACEY HETHERINGTON
HAROLD E. JENKINS II
SARAH HEARD
EDWARD V. CIAMPI

Commissioner, District 1
Commissioner, District 2
Commissioner, District 3
Commissioner, District 4
Commissioner, District 5

TARYN KRYZDA, CPM County Administrator
SARAH W. WOODS County Attorney

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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September 23, 2021

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Record No: DEV2021090007
Project Number: M035-210

RE: Completeness Review
Meridian Marina PUD Revised PUD Zoning & Master Site Plan

Dear Mr. Crady:

The above referenced application has been determined to be complete for review by the County. Pete Walden, Principal Planner, will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to his attention.

Although the review was determined complete, the following items need additional attention:

Item #1: STORMWATER REPORT OR CALCULATIONS (Final Site Plan): 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.

Comments: Required. Please provide.

Item #2: A lighting plan.

Comments: Required. Please provide.

You may review the application on-line at <https://aca3.accela.com/martinco>. Select Search Development Review and enter the Record Number above.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$13,800.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **M035-210** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Schilling', with a stylized, cursive script.

Paul Schilling
Growth Management Director

PS:PW:kk

cc: Meridian Marina LLC, PO Box 1713, Palm City, FL 34991



lucido&associates

September 17, 2021

Hand Delivery

Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Meridian Marina (AKA Parcel 29, Phase II, IV, Martin Downs PUD/DRI) – Request for 79th PUD Amendment, Revised Master (Phase IV) and Revised Final Site Plan (Phase II) Application with Certificate of Public Facilities Exemption (Our Reference: #21-125)

Dear Paul:

On behalf of AC Meridian Marina, LLC, we are pleased to submit this application for revised master plan and final site plan for Parcel .

As per our discussion at the pre-application workshop on May 27, 2021, the subject property consists of an existing, fully developed commercial marina located on SW Chapman Way in Palm City. As more particularly described in the project narrative, the site represents a portion of Parcel 29 within the Martin Downs PUD/DRI formerly known as “Martin Downs Marina Village”, which consists of four Phases. Phase III, the residential portion of Parcel 29 known as the “The Admiralty Condominiums”, was developed in the early 1990s and is not included in this application.

Phase I, the manmade marina basin facilities, and Phase II, the boat storage and marine sales operations, were also developed in the 1990s and are included in this application. Phase IV, which included a 12,000 sf restaurant, did not obtain final site plan approval and was never developed. The Phase IV area is included in this application.

As described in the PUD Amendment, this application includes the revised master plan for Phase IV and the revised final site plan approval for Phase II which includes the additional boat storage building and outdoor storage racks along with additional parking and access. The proposed renovation of the waterfront building to include the restaurant and accessory units will be submitted as a separate final site plan application.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional set of the 24x36 plans will be submitted upon a completeness determination):

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. The owner’s notarized power of attorney for representation by Lucido & Associates;
5. The disclosure of interest affidavit;
6. The recorded deeds documenting ownership by AC Meridian Marina, LLC;
7. The no property transfer statement;
8. The legal description;

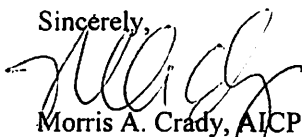
9. Location-parcel map;
10. Current aerial map;
11. Current land use map;
12. Current zoning map;
13. Signed & sealed drainage statement;
14. Signed & sealed traffic statement;
15. The evacuation plan;
16. Environmental assessment;
17. Utility service letters;
18. Proposed 79th PUD Amendment;
19. PUD statement of benefits;
20. Approved 49th PUD Amendment;
21. Approved Parcel 29 master and final site plan;
22. Proposed revised master and final site plan, and digital copy of same;
23. Signed & sealed boundary and topographic survey, and digital copy of same;
24. Architectural elevations and floor plan;
25. The landscape plan including inventory of protected trees;
26. Signed & sealed construction plans, including a land clearing and erosion control plan;

The following standard application materials are not provided for the reasons indicated:

- **Wildfire scoresheet** - Not applicable because the property is fully developed and not adjacent to any wildfire threats.
- **Unity of Title** – The property is subject to the PUD Covenant of Unified Control.
- **Engineer's opinion of probable excavation, fill and hauling** – The site is fully developed. No additional excavation or filling is proposed or required.
- **Stormwater maintenance plan** – The site is fully developed and the owner is responsible for all site maintenance activities.
- **Proposed water sources** – The site is fully developed and no additional water sources are proposed.
- **Utilities service agreement information form** – The site has an existing service agreement with Martin County Utilities.
- **Utilities-related calculations** – No additional utilities are proposed with this phase.
- **School impact worksheet** – Not applicable to a non-residential project.
- **Land dedication documentation** – No land dedications are required or proposed.
- **Environmental waiver** – No waivers or exceptions are required or proposed.
- **Landscape alternative compliance** – Alternative compliance is not required;
- **PAMP** – No preserve areas are required or proposed.
- **CRA alternative compliance** – The project is not within a CRA.
- **Lighting plan** – No additional lights are required or proposed.

Upon a determination of completeness, we will promptly submit the additional set of 24x36 plans for and the application fee in the amount of \$13,800.00. Please feel free to contact me if you have any questions or need additional information.

Sincerely,



Morris A. Crady, AICP
Senior Vice President



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

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A. GENERAL INFORMATION

Type of Application: Revised PUD Zoning & Master Site Plan

Name or Title of Proposed Project: Meridian Marina

Brief Project Description:

See project narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 5-27-21

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: M035-209

Previous Project Name if applicable: Martin Downs Marina Village (Parcel 29, Martin Downs PUD)

Parcel Control Number(s)

07-38-41-000-000-00010-7

07-38-41-017-000-00250-7

07-38-41-015-000-00001-1

07-38-41-015-000-00010-0

07-38-41-017-000-00230-2

07-38-41-017-000-00240-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): AC Meridian Marina LLC

Company Representative: Austin Cameron

Address: P.O. Box 1713

City: Palm City, State: FL Zip: 34991

Phone: Email:

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

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

Company Representative: Tiffany Owen

Address: 10250 SW Village Parkway, Suite 201

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

Phone: 772-462-2455 ext. 124 Email: tiffanyowen@edc-ir

Civil Engineer (Name or Company): Stephen Cooper, P.E. & Associates, Inc.

Company Representative: Stephen Cooper

Address: 7450 South Federal Highway

City: Port St. Lucie, State: FL Zip: 34952

Phone: 772-336-2933 Email: scooper@scpeinc.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Same as civil engineer

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): MackDavid Buildings

Company Representative: David Coyle

Address: 8710 Professional Parkway, #327

City: Sarasota, State: FL Zip: 34240

Phone: 704-361-7083 Email: Dcoyle@MackDavidBuildings.com

Attorney (Name or Company): Gunster Law Firm

Company Representative: Robert S. Raynes, Jr.

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: rraynesjr@gunster.com

Environmental Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

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.

[Signature]
Applicant Signature

9/16/2021
Date

MORRIS A. CRADY
Morris A. Crady
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization this 16 day of September, 2021, by **MORRIS A. CRADY**.

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

[Signature]
Notary Public Signature

Kathleen Anderson
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, Morris A. Crady, attest that the electronic version included for the project Meridian Marina is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

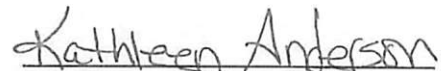
9/16/2021
Date

NOTARY ACKNOWLEDGMENT

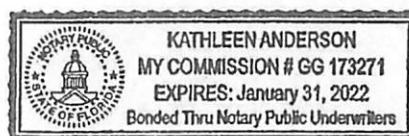
STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of September, 2021, by Morris A. Crady.

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


Printed name


Notary Public Signature



STATE OF: FLORIDA at-large



PROJECT NARRATIVE

**Meridian Marina (FKA Martin Downs Marina)
Martin Downs PUD/DRI, Parcel 29
PUD Amendment
Revised Master/Final Site Plan Application
September 16, 2021**

Existing Property Characteristics

The 11-acre (+/-) waterfront commercial property is located at the intersection of SW Mapp Road and SW Chapman Way on the North Fork of the St. Lucie River in northern Palm City.

The site represents a portion of Parcel 29 within the Martin Downs PUD/DRI formerly known as “Martin Downs Marina Village”, which consists of four Phases. Phase III, the residential portion of Parcel 29 known as the “The Admiralty Condominiums”, was developed in the early 1990s and is not included in this application.

Phase I, the manmade marina basin facilities, and Phase II, the boat storage and marine sales operations, were also developed in the 1990s and are included in this application.

Phase IV, which included a 12,000 sf restaurant, did not obtain final site plan approval and was never developed. The Phase IV area is included in this application.

The **existing** development on Parcel 29 is described as follows:

Phase 1: SW Chapman’s Way, sidewalks, lake area, manmade marina harbor including residential boat slips for residential condominiums, fuel and pump-out facility, boat lift and staging areas.

Phase II: Dry boat storage building for up to 325 boats, 3,200 sf of marine sales, 3,800 sf of office use, parking, access and supporting infrastructure improvements.

Phase III: 49 condominium units in 5 buildings, access, parking and supporting infrastructure improvements.

The **approved, existing and proposed** development in the non-residential portion of Parcel 29 is more particularly described as follows:

	APPROVED	EXISTING	PROPOSED	TOTAL
Restaurant	12,000 sf	0	6,000 sf	6,000 sf
Marine Sales	4,000 sf	3,200 sf	800 sf	800 sf
Retail	6,500 sf	0	800 sf	800 sf
Office	7,300 sf	2,800 sf	800 sf	800 sf
Boat Storage	325 boats	325 boats	540 boats	540 boats
Accessory Units	0	0	4	4

Proposed PUD Amendment

The Preliminary Development Plan for Parcel 29 is renamed Revised Master and Final Site Plan and amended to

- 1) Acknowledge the completion of Phase I, i.e. “existing” 40’ buffer, “existing” SW Chapman’s Way and “existing” marina harbor, Phase II, i.e. “existing” 6,000 sf 1-story, waterfront marine sales/office building and boat storage for up to 325 boats; and
- 2) Acknowledge the completion of, and remove from the preliminary development plan Phase III (“existing” Admiralty condominium units); and
- 3) Revise Phase IV to reduce the size of the proposed restaurant from 12,000 square feet (sf) to approximately 6,000 sf, and relocate the restaurant from the frontage of SW Chapman’s Way to the existing waterfront building in Phase II; and
- 4) Revise Phase II and IV to reduce the marine sales operations, retail and office area from 17,800 sf to approximately 2,400 sf; and
- 5) Renovate the existing waterfront building in Phase II and increase the maximum height from 1-story to 3-stories with rooftop use at maximum 40 feet to accommodate the proposed restaurant, marine sales operations, retail and office area, and up to 4 accessory suites for use by owners and members of the marina; and
- 6) Provide additional boat storage, access and parking to increase the number of dry storage boats from 325 to 540, Provide a new 2-year timetable to complete the project.

Revised Master and Final Site Plan

The PUD Amendment will include a concurrent revised master and final site plan application for “The Meridian Marina” to reflect the proposed revisions to the marina elements previously approved and constructed in Phases I and II. This includes enhancement of surrounding buffers and landscape areas, stormwater improvements, the construction of the additional boat storage building and outdoor storage racks, and the renovation of the existing marine sales and office building to accommodate the proposed restaurant use, approximately 2,400 square feet of marine sales, retail and office use, and 4 accessory dwelling units.

Statement of Benefits

The proposed PUD Amendment and revised master and final site plan application provides the following benefits to the community:

- It expands and/or improves much needed public boat storage and access facilities.
- It is designed to accommodate the only public waterfront restaurant site in Palm City.
- The existing building façade will be upgraded consistent with the County’s architectural requirements for commercial buildings.
- It enhances the taxable value of the property.
- It provides upgrades to worn facilities and landscaping.

- It provides additional construction jobs and permanent employment opportunities.

AC Meridian Marina LLC
1400 SW Chapman Way
Palm City, FL 34990

September 15, 2021

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Martin Downs PUD, Parcel 29

Dear Mr. Schilling:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent AC Meridian Marina LLC during the governmental review process of the application.

Sincerely,

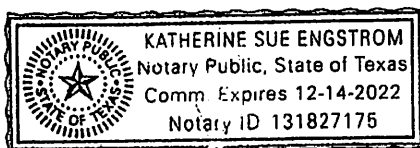
AC MERIDIAN MARINA LLC,
a Texas limited liability company

By: [Signature]
Austin Cameron, Manager

STATE OF Texas
COUNTY OF Travis

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of 9.16, 2021, by AUSTIN CAMERON, Manager of AC MERIDIAN MARINA LLC, a Texas limited liability company. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notarial Seal)



[Signature]
NOTARY PUBLIC
My Commission Expires: 12.14.2022

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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
AC Meridian Marina LLC	1400 SW Chapman Way Palm City, FL 34990

(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
Austin and Jenny Cameron	1400 SW Chapman Way Palm City, FL 34990	51.0000%
SEP MMYC, LP	3737 Buffalo Speedway Suite 1850 Houston, TX 77098	39.9219%
John Connor McClendon Trust	PO Box 18756 Oklahoma City, OK 73154	4.3750%
Hunter Cameron	11726 Winshire Circle Houston, TX 77024	3.0625%
Austin Bollenbach	4135 E. Indianola Ave Phoenix, AZ 85018	0.8750%
Christopher Cameron	310 Baldovino Skwy Lakeway, TX 78738	0.7656%

(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
First United Bank and Trust Company, an Oklahoma banking corporation	P.O. Box 130 Durant, OK 74701	Mortgagee

(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*}
None				

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending

D = Denied

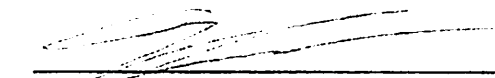
W = Withdrawn

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



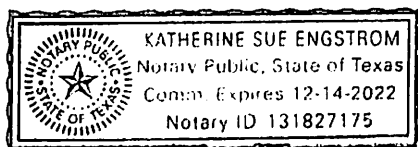
Signature
Austin Cameron

Print name

STATE OF: Texas

COUNTY OF: Travis

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16 day of September 2021, by Austin Cameron, who is ☒ personally known to me or ☐ has produced _____ as identification.



(Notary Seal)



Signature

Notary Public, State of Texas

Print Name: Katherine Sue Engstrom

My Commission Expires: 12.14.2022

DISCLOSURE OF INTEREST AFFIDAVIT

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

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.

**EXHIBIT A TO
SPECIAL WARRANTY DEED**

Legal Description

PARCEL 1:

PLAT NO. 35 MARTIN DOWNS P.U.D., according to the Plat thereof, as recorded in Plat Book 11, Page 25, of the Public Records of Martin County, Florida, less and except S.W. Chapman Way as accepted by Martin County in Official Records Book 970, Page 277, Public Records of Martin County, Florida.

PARCEL 2:

Lots 23, 24 and 25, PLAT NO. 40, being a portion of PARCEL NO. 29, MARTIN DOWNS P.U.D., according to the Plat thereof recorded in Plat Book 11, Page 67, Public Records of Martin County, Florida.

PARCEL 3:

A parcel of land, lying in Government Lot 1, Section 7 and Government Lot 3, Section 8 and over a portion of RIVERVIEW SUBDIVISION, as recorded in Plat Book 5, Page 1, of the Public Records of Palm Beach (now Martin) County, Florida, lying in Township 38 South, Range 41 East, Martin County, Florida, described as follows:

Commence at the Southwest corner of Plat No. 35, MARTIN DOWNS, P.U.D., as recorded in Plat Book 11, Page 25, of the Public Records of Martin County, Florida, said Southwest corner being also a point of the East right-of-way line of Southwest Mapp Road; thence North 00°27'46" East, along said right-of-way line, a distance of 278.28 feet; thence South 48°18'28" East, a distance of 37.60 feet to a point on a curve, concave to the North having a radius of 215.00 feet, the radius point of which bears North 07°21'01" West; thence Easterly, along the arc of said curve, through a central angle of 07°48'35", a distance of 29.31 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 77.50 feet; thence Easterly, along the arc of said curve, through a central angle of 15°01'27", a distance of 20.32 feet to the point of reverse curvature of a curve, concave to the North, having a radius of 302.11 feet; thence Easterly, along the arc of said curve, through central angle of 30°01'49", a distance of 158.34 feet; thence South 29°53'40" East, a distance of 50.00 feet to the point of beginning of the herein described parcel of land and a point on the South right-of-way line of Southwest Chapman Way as shown on Plat No. 40, MARTIN DOWNS P.U.D., as recorded in Plat Book 11, Page 67, of the Public Records of Martin County, Florida; thence North 60°06' 20" East, a distance of 77.07 feet to the Point of curvature of a curve, concave to the South, having a radius of 180.00 feet; thence Easterly, along the arc of said curve, through a central angle of 30°01'49", a distance of 94.34 feet; thence South 89°51'51" East, a distance of 617.72 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 50.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 52°41'00", a distance of 45.97 feet; thence North 37°27'09" East a distance of 134.00 feet; thence South 52°32'51" East, a distance of 142.88 feet; thence South 60°47'34" West, a distance of 94.77 feet; thence South 28°37'30" East, a distance of 6.00 feet; thence North 60°47'34" East, a distance of 120.00 feet; thence South 50°43'17" East,

a distance of 34.48 feet; thence South 78°41'06" West, a distance of 47.90 feet; thence South 61°21'30" West, a distance of 109.99 feet; thence South 28°37'30" East, a distance of 26.00 feet; thence South 56°26'53" West a distance of 65.70 feet; thence North 89°51'38" West, a distance of 500.00 feet; thence South 00°08'23" West, a distance of 125.00 feet; thence North 89°51'38" West, a distance of 287.99 feet to a point on a curve concave to the Northeast, having a radius of 140.00 feet, the radius point of which bears North 33°26'57" East; thence Northwesterly, along the arc of said curve, through a central angle of 36°44'38", a distance of 89.78 feet; thence North 19°48'25" West, a distance of 95.39 feet to the Point of Beginning.



RECORD AND RETURN TO:

Bush Ross, P.A.
1801 N. Highland Avenue
Tampa, Florida 33602
Attn: Joseph A. Probasco

PREPARED BY:

Wick Phillips Gould & Martin, LLP
3131 McKinney Avenue, Suite 100
Dallas, Texas 75204
Attn: Scott Hotchkiss

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 8th day of January, 2021, by **Meridian Marina & Yacht Club of Palm City, LLC**, a Florida limited liability company (hereinafter called the "**Grantor**"), whose address is 1400 SW Chapman Way, Palm City, FL 34990, pursuant to that certain Order Granting Debtor Meridian Marina & Yacht Club of Palm City, LLC's Emergency [Sic] Motion to Approve Private Sale Contract with AC VIP Marina, LLC or, in the Alternative, Motion to Approve Contract With Stalking Horse and Continue Auction Hearing Date entered on December 15, 2020 by the United States Bankruptcy Court for the Southern District of Florida, West Palm Beach Division, Case No. 19-18585-MAM, for the benefit of **AC Meridian Marina LLC**, a Texas limited liability company, whose address is 16201 Dodd Street, Volente, Texas 78641 (hereinafter called the "**Grantee**").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain real property situated in the County of Martin, State of Florida, as more particularly described in the Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements thereon and appurtenances relating thereto (the "**Property**").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions (defined below) and all improvements located thereon, together with all and singular the rights and appurtenances thereto and in any wise belonging unto the said Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its legal representatives and successors, to warrant and forever defend all and singular the Property unto the said Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, to Grantee, all of Grantor's (i) rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property, (ii) rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Property and in and to any strips or gores of real estate adjoining the Property, and (iii) rights, titles, power, privileges, interest, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing.

This conveyance is made and delivered subject to those matters of title (the "Permitted Exceptions") set forth on Exhibit B attached hereto and incorporated herein by reference, but only to the extent the same, in fact, do exist and are applicable to the Property.

NOTE TO RECORDER'S OFFICE: THIS DEED EVIDENCES THE TRANSFER OF TITLE TO UNENCUMBERED PROPERTY FROM GRANTOR TO GRANTEE PURSUANT TO A CHAPTER 11 PLAN THAT WAS CONFIRMED UNDER SECTION 1129 OF THE BANKRUPTCY CODE (TITLE 11 U.S.C.) PRIOR TO THE DATE HEREOF. ACCORDINGLY, PURSUANT TO RULE 12B-4.014(15), FLORIDA ADMINISTRATIVE CODE, THIS DEED IS NOT SUBJECT TO TAX.


[Remainder of Page Intentionally Left Blank; Signature Page Follows]

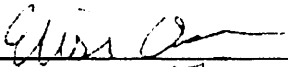
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

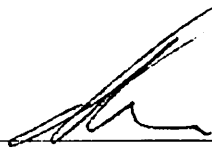
WITNESSES:

GRANTOR:

Meridian Marina & Yacht Club of Palm City, LLC, a Florida limited liability company

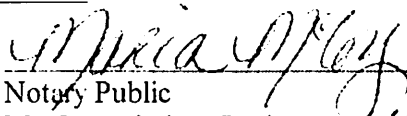

Print name: CHRIS SILVA


Print name: ELISE ORVIK

By: 
Name: Timothy Mullen
Title: Managing Member

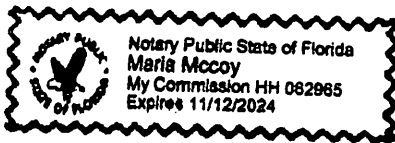
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 12 day of January, 2021, by Timothy Mullen, as the Managing Member of Meridian Marina & Yacht Club of Palm City, LLC, a Florida limited liability company, on behalf of said limited liability company, who (check one) ☐ is personally known to me OR ☒ produced a FLDL Driver's License as identification.


Notary Public

My Commission Expires: 11/12/2024

[NOTARY SEAL]



**EXHIBIT A TO
SPECIAL WARRANTY DEED**

Legal Description

PARCEL 1:

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Lots 23, 24 and 25, PLAT NO. 40, being a portion of PARCEL NO. 29, MARTIN DOWNS P.U.D., according to the Plat thereof recorded in Plat Book 11, Page 67, Public Records of Martin County, Florida.

PARCEL 3:

A parcel of land, lying in Government Lot 1, Section 7 and Government Lot 3, Section 8 and over a portion of RIVERVIEW SUBDIVISION, as recorded in Plat Book 5, Page 1, of the Public Records of Palm Beach (now Martin) County, Florida, lying in Township 38 South, Range 41 East, Martin County, Florida, described as follows:

Commence at the Southwest corner of Plat No. 35, MARTIN DOWNS, P.U.D., as recorded in Plat Book 11, Page 25, of the Public Records of Martin County, Florida, said Southwest corner being also a point of the East right-of-way line of Southwest Mapp Road; thence North 00°27'46" East, along said right-of-way line, a distance of 278.28 feet; thence South 48°18'28" East, a distance of 37.60 feet to a point on a curve, concave to the North having a radius of 215.00 feet, the radius point of which bears North 07°21'01" West; thence Easterly, along the arc of said curve, through a central angle of 07°48'35", a distance of 29.31 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 77.50 feet; thence Easterly, along the arc of said curve, through a central angle of 15°01'27", a distance of 20.32 feet to the point of reverse curvature of a curve, concave to the North, having a radius of 302.11 feet; thence Easterly, along the arc of said curve, through central angle of 30°01'49", a distance of 158.34 feet; thence South 29°53'40" East, a distance of 50.00 feet to the point of beginning of the herein described parcel of land and a point on the South right-of-way line of Southwest Chapman Way as shown on Plat No. 40, MARTIN DOWNS P.U.D., as recorded in Plat Book 11, Page 67, of the Public Records of Martin County, Florida; thence North 60°06' 20" East, a distance of 77.07 feet to the Point of curvature of a curve, concave to the South, having a radius of 180.00 feet; thence Easterly, along the arc of said curve, through a central angle of 30°01'49", a distance of 94.34 feet; thence South 89°51'51" East, a distance of 617.72 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 50.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 52°41'00", a distance of 45.97 feet; thence North 37°27'09" East a distance of 134.00 feet; thence South 52°32'51" East, a distance of 142.88 feet; thence South 60°47'34" West, a distance of 94.77 feet; thence South 28°37'30" East, a distance of 6.00 feet; thence North 60°47'34" East, a distance of 120.00 feet; thence South 50°43'17" East,

a distance of 34.48 feet; thence South 78°41'06" West, a distance of 47.90 feet; thence South 61°21'30" West, a distance of 109.99 feet; thence South 28°37'30" East, a distance of 26.00 feet; thence South 56°26'53" West a distance of 65.70 feet; thence North 89°51'38" West, a distance of 500.00 feet; thence South 00°08'23" West, a distance of 125.00 feet; thence North 89°51'38" West, a distance of 287.99 feet to a point on a curve concave to the Northeast, having a radius of 140.00 feet, the radius point of which bears North 33°26'57" East; thence Northwesterly, along the arc of said curve, through a central angle of 36°44'38", a distance of 89.78 feet; thence North 19°48'25" West, a distance of 95.39 feet to the Point of Beginning.

**EXHIBIT B TO
SPECIAL WARRANTY DEED**

Permitted Exceptions

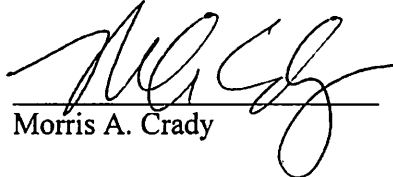
1. General or special taxes and assessments required to be paid in the year **2021** and subsequent years.
2. All matters contained on the Plat of Plat No. 35 Martin Downs P.U.D., as recorded in Plat Book 11, Page 25, Public Records of Martin County, Florida. As affected by Resolution No. 92-7.5 of the Board of County Commissioners of Martin County, Florida recorded in O.R. Book 970, Page 277, Public Records of Martin County, Florida. (Parcel 1)
3. All matters contained on the Plat of Plat No. 40 Martin Downs P.U.D., as recorded in Plat Book 11, Page 67, Public Records of Martin County, Florida. (Parcels 2 and 3)
4. Declaration of Covenants and Restrictions for Martin Downs recorded in O.R. Book 571, Page 787 and as amended in O. R. Book 573 Page 420, O. R. Book 573 Page 423, O. R. Book 598 Page 981, O. R. Book 598 Page 984, O. R. Book 598 Page 987, O. R. Book 598 Page 990, O. R. Book 599 Page 543, O. R. Book 624 Page 2533, O. R. Book 623 Page 2251, O. R. Book 632 Page 2255, O. R. Book 637 Page 1307, O. R. Book 640 Page 1829, O.R. Book 651 Page 379, O. R. Book 653 Page 2121, O. R. Book 644 Page 718, O. R. Book 688 Page 138, O. R. Book 694 Page 1250, O. R. Book 696 Page 2546, O. R. Book 696 Page 2559, O. R. Book 696 Page 2565, O. R. Book 697 Page 882, O. R. Book 699 Page 2647, O. R. Book 701 Page 280, O. R. Book 701 Page 2427, O.R. Book 702 Page 1924, O. R. Book 715 Page 151, O. R. Book 717 Page 398, O. R. Book 717 Page 2500, O. R. Book 717 Page 2507, O. R. Book 718 Page 2586, O. R. Book 724 Page 805, O. R. Book 740 Page 572, O. R. Book 740 Page 575, O. R. Book 741 Page 695, O. R. Book 743 Page 2393, O. R. Book 746 Page 1160, O. R. Book 747 Page 609, O. R. Book 751 Page 768, O. R. Book 751 Page 801, O. R. Book 753 Page 2308, O. R. Book 761 Page 220, O. R. Book 762 Page 599, O. R. Book 765 Page 406, O. R. Book 772 Page 938, O. R. Book 776 Page 195, O. R. Book 786 Page 1890, O. R. Book 790 Page 285, O. R. Book 795 Page 463, O. R. Book 798 Page 2272, O. R. Book 802 Page 2472, O. R. Book 811 Page 2358, O. R. Book 820 Page 1452, O. R. Book 823 Page 1298, O. R. Book 824 Page 739, O. R. Book 837, Page 2625, O. R. Book 846 Page 1843, O. R. Book 895 Page 2328, O. R. Book 934 Page 1053, O. R. Book 961 Page 85, O. R. Book 970 Page 2536,, O. R. Book 989 Page 160, O. R. Book 1058 Page 1236, O. R. Book 1112 Page 2211, O. R. Book 1109 Page 2541, O. R. Book 1118 Page 1839, O. R. Book 1124 Page 470, O. R. Book 1126 Page 783, O.R. Book 1201, Page 1263, O.R. Book 1249, Page 604, O.R. Book 1269, Page 1970, O.R. Book 1281, Page 1547, O.R. Book 1281, Page 1553, O.R. Book 1303, Page 1377, O.R. Book 1307, Page 86, O.R. Book

- 1423, Page 1755, O.R. Book 1722, Page 1080, O.R. Book 1749, Page 2550, O.R. Book 1805, Page 2188, O.R. Book 1785, Page 599, O.R. Book 2089, Page 1671, O.R. Book 2129, Page 330, O.R. Book 2520, Page 2946, O.R. Book 2626, Page 375 and O.R. Book 2627, Page 1, Public Records of Martin County, Florida. Such Declaration establishes and provides without limitation for easements, liens, charges and assessments. (All Parcels)
5. Declaration of Covenants and Restrictions for Martin Downs Marina Village recorded in O.R. Book 743, Page 2397, Public Records of Martin County, Florida. Amendments recorded in O.R. Book 762, Page 1172 and O.R. Book 786, Page 1886, Public Records of Martin County, Florida. Such Declaration establishes and provides without limitation for easements, liens, charges and assessments. (All Parcels)
 6. Planned Unit Development Zoning Agreement recorded in O.R. Book 502, Page 1646, as amended in O. R. Book 528 Page 2226, O. R. Book 537 Page 71, O. R. Book 544 Page 695, O. R. Book 573 Page 410, O. R. Book 576 Page 657, O. R. Book 580 Page 530, O. R. Book 584, Page 1368, O. R. Book 588 Page 2042, O. R. Book 592 Page 309, O. R. Book 595 Page 117, O. R. Book 595 Page 126, O. R. Book 595 Page 134, O. R. Book 598 Page 960, O. R. Book 605 Page 1478, O. R. Book 608 Page 2434, O. R. Book 610 Page 1524, O. R. Book 613 Page 2298, O. R. Book 615 Page 1278, O. R. Book 616 Page 365, O. R. Book 624 Page 2262, O. R. Book 626 Page 2317, O. R. Book 626 Page 2322, O. R. Book 628 Page 648, O. R. Book 630 Page 135, O. R. Book 640 Page 2489, O. R. Book 641 Page 1119, O. R. Book 651 Page 1522, O. R. Book 655 Page 2393, O. R. Book 659 Page 2238, O. R. Book 665 Page 2555, O. R. Book 671 Page 1894, O. R. Book 686 Page 1916, O. R. Book 687 Page 2073, O. R. Book 688 Page 1735, O. R. Book 688 Page 1754, O. R. Book 692 Page 907, O. R. Book 692 Page 2362, O. R. Book 698 Page 1707, O. R. Book 699 Page 1852, O. R. Book 714 Page 1227, O. R. Book 716 Page 2276, O. R. Book 734 Page 31, O. R. Book 734 Page 48, O. R. Book 734 Page 2008, O. R. Book 736 Page 1038, O. R. Book 740 Page 1725, O. R. Book 740 Page 1752, O. R. Book 743, Page 131, O. R. Book 743, Page 134, O. R. Book 743 Page 144, O. R. Book 759 Page 1919, O. R. Book 788, Page 2634, O. R. Book 796 Page 138, O. R. Book 796 Page 162, O. R. Book 804 Page 1647 and O. R. Book 847 Page 1442, O. R. Book 890 Page 1075, O. R. Book 900 Page 442, O. R. Book 941 Page 1545, O. R. Book 945 Page 386, O.R. Book 954 Page 2283, O. R. Book 970 Page 2011, O. R. Book 973 Page 702, O. R. Book 982 Page 1448, O. R. Book 985 Page 2405, O. R. Book 1026 Page 1291, O. R. Book 1064 Page 106, O. R. Book 1093 Page 1153, O. R. Book 1095 Page 1359, O. R. Book 1095 Page 1389, O. R. Book 1136, Page 1896, O. R. Book 1264, Page 700, O. R. Book 1296, Page 1109 and O. R. Book 2149, Page 63, Public Records of Martin County, Florida. (All Parcels)
 7. Reservations in favor of the State of Florida, as set forth in the Deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in

- Deed Book 35, Page 49, Public Records of Martin County, Florida, without right of entry. (All Parcels)
8. Easement reserved in Warranty Deed recorded in O.R. Book 361, Page 124, Public Records of Martin County, Florida. (Parcels 1 and 3)
 9. Notice of Adoption of Development of Regional Impact Local Government Development Order by Martin County recorded in O.R. Book 503, Page 666, Public Records of Martin County, Florida. (Parcel 1)
 10. Impact Agreement and Lien by and between Southern Realty Group, Inc., Southern Land Group, Inc., and South Florida Land, Inc. (Developer) and Martin County recorded in O.R. Book 544, Page 704, Public Records of Martin County, Florida. (Parcels 2 and 3)
 11. Reservation of an easement for ingress and egress contained in Deed from South Florida Water Management District recorded in O.R. Book 609, Page 1344, Public Records of Martin County, Florida. (Parcel 3)
 12. Covenants and restrictions contained in Special Warranty Deed from Southern Land Group, Inc. in regard to use and development recorded in O.R. Book 743, Page 2461, Public Records of Martin County, Florida. (Parcel 1)
 13. Developer Agreement by and between Monterey Marina Associates and Martin Downs Utilities, Inc. recorded in O.R. Book 743, Page 2486, Public Records of Martin County, Florida. (Parcel 1)
 14. Cross-Easement Agreement by and between Monarch Acquisition, Inc. and Monterey Marina Associates for parking spaces recorded in O.R. Book 883, Page 1606, Public Records of Martin County, Florida. As affected by Quit Claim Deed recorded in O.R. Book 1004, Page 1408, Public Records of Martin County, Florida. (All Parcels)

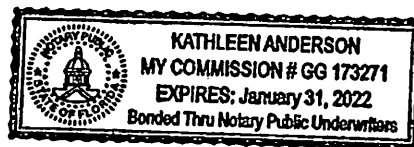
To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed into AC Meridian Marina LLC was recorded in the Public Records of Martin County, Florida.


DATED THIS 16 DAY OF September, 2021.


Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 16 DAY OF September, 2021 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.




NOTARY PUBLIC
MY COMMISSION EXPIRES:

**EXHIBIT A TO
SPECIAL WARRANTY DEED**

Legal Description

PARCEL 1:

PLAT NO. 35 MARTIN DOWNS P.U.D., according to the Plat thereof, as recorded in Plat Book 11, Page 25, of the Public Records of Martin County, Florida, less and except S.W. Chapman Way as accepted by Martin County in Official Records Book 970, Page 277, Public Records of Martin County, Florida.

PARCEL 2:

Lots 23, 24 and 25, PLAT NO. 40, being a portion of PARCEL NO. 29, MARTIN DOWNS P.U.D., according to the Plat thereof recorded in Plat Book 11, Page 67, Public Records of Martin County, Florida.

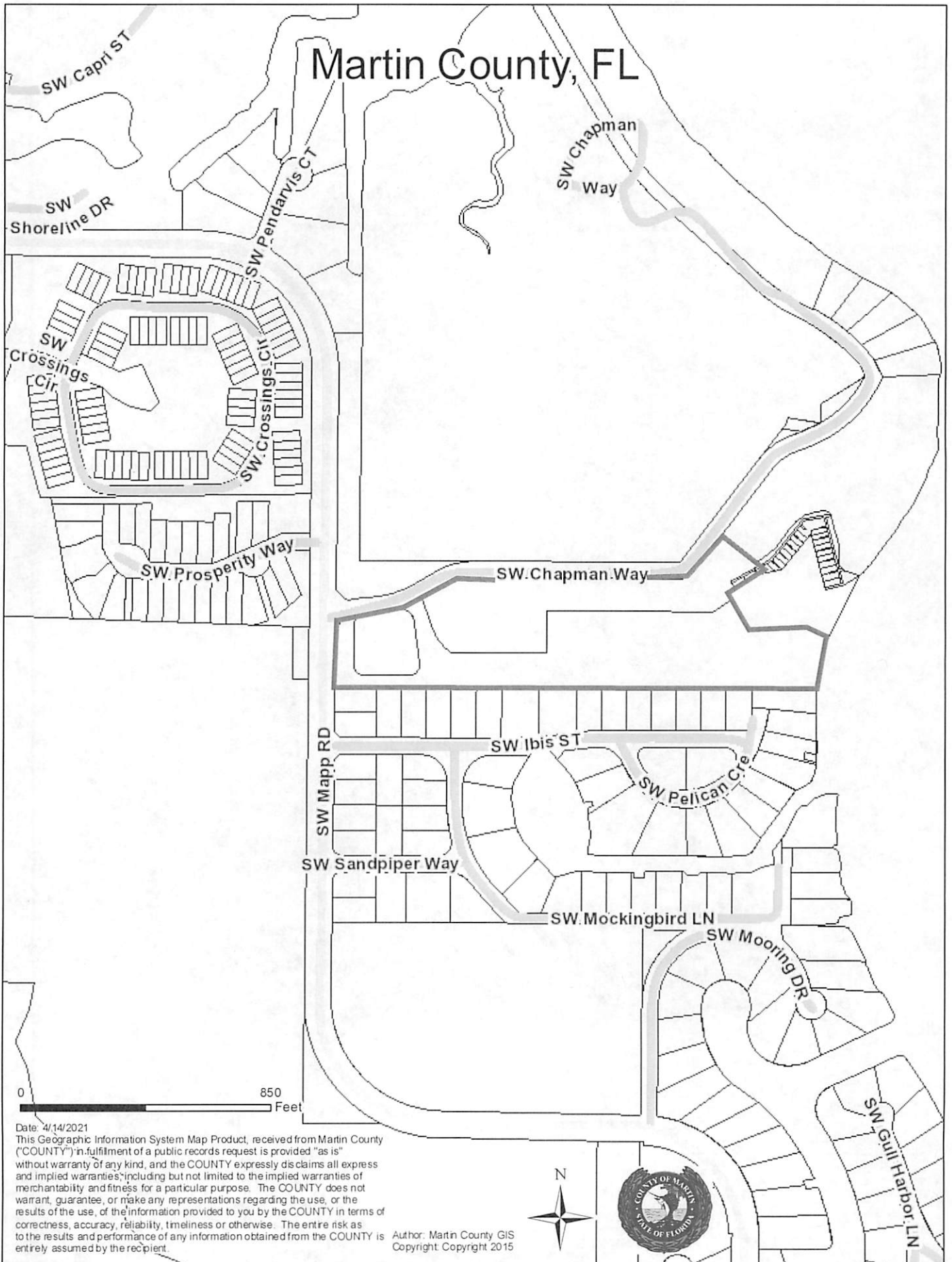
PARCEL 3:

A parcel of land, lying in Government Lot 1, Section 7 and Government Lot 3, Section 8 and over a portion of RIVERVIEW SUBDIVISION, as recorded in Plat Book 5, Page 1, of the Public Records of Palm Beach (now Martin) County, Florida, lying in Township 38 South, Range 41 East, Martin County, Florida, described as follows:

Commence at the Southwest corner of Plat No. 35, MARTIN DOWNS, P.U.D., as recorded in Plat Book 11, Page 25, of the Public Records of Martin County, Florida, said Southwest corner being also a point of the East right-of-way line of Southwest Mapp Road; thence North 00°27'46" East, along said right-of-way line, a distance of 278.28 feet; thence South 48°18'28" East, a distance of 37.60 feet to a point on a curve, concave to the North having a radius of 215.00 feet, the radius point of which bears North 07°21'01" West; thence Easterly, along the arc of said curve, through a central angle of 07°48'35", a distance of 29.31 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 77.50 feet; thence Easterly, along the arc of said curve, through a central angle of 15°01'27", a distance of 20.32 feet to the point of reverse curvature of a curve, concave to the North, having a radius of 302.11 feet; thence Easterly, along the arc of said curve, through central angle of 30°01'49", a distance of 158.34 feet; thence South 29°53'40" East, a distance of 50.00 feet to the point of beginning of the herein described parcel of land and a point on the South right-of-way line of Southwest Chapman Way as shown on Plat No. 40, MARTIN DOWNS P.U.D., as recorded in Plat Book 11, Page 67, of the Public Records of Martin County, Florida; thence North 60°06' 20" East, a distance of 77.07 feet to the Point of curvature of a curve, concave to the South, having a radius of 180.00 feet; thence Easterly, along the arc of said curve, through a central angle of 30°01'49", a distance of 94.34 feet; thence South 89°51'51" East, a distance of 617.72 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 50.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 52°41'00", a distance of 45.97 feet; thence North 37°27'09" East a distance of 134.00 feet; thence South 52°32'51" East, a distance of 142.88 feet; thence South 60°47'34" West, a distance of 94.77 feet; thence South 28°37'30" East, a distance of 6.00 feet; thence North 60°47'34" East, a distance of 120.00 feet; thence South 50°43'17" East,

a distance of 34.48 feet; thence South 78°41'06" West, a distance of 47.90 feet; thence South 61°21'30" West, a distance of 109.99 feet; thence South 28°37'30" East, a distance of 26.00 feet; thence South 56°26'53" West a distance of 65.70 feet; thence North 89°51'38" West, a distance of 500.00 feet; thence South 00°08'23" West, a distance of 125.00 feet; thence North 89°51'38" West, a distance of 287.99 feet to a point on a curve concave to the Northeast, having a radius of 140.00 feet, the radius point of which bears North 33°26'57" East; thence Northwesterly, along the arc of said curve, through a central angle of 36°44'38", a distance of 89.78 feet; thence North 19°48'25" West, a distance of 95.39 feet to the Point of Beginning.

Martin County, FL



Martin County, FL

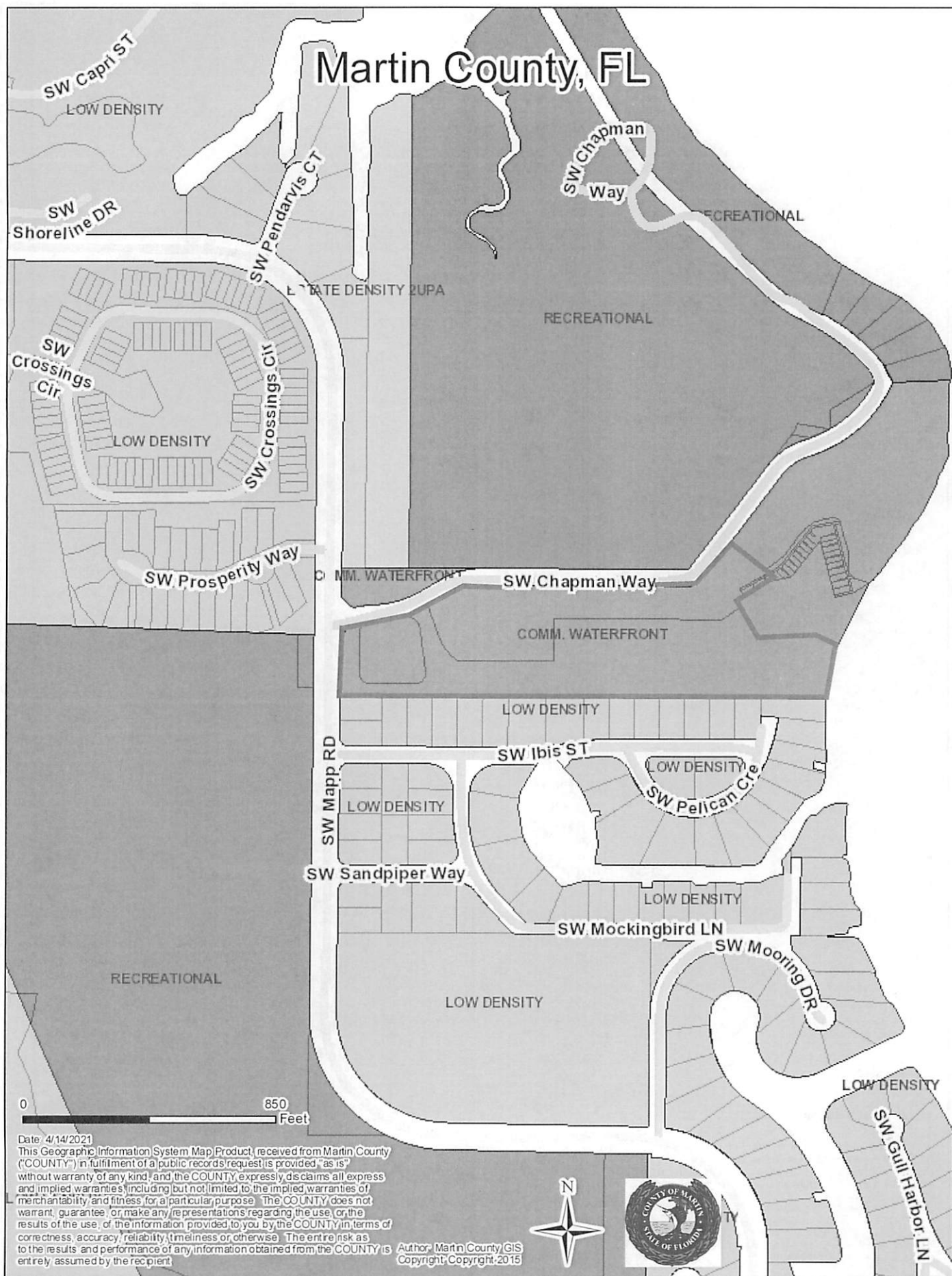


Date: 4/14/2021

This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request 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.

Author: Martin County GIS
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Martin County, FL





**STEPHEN COOPER, P.E.
& ASSOCIATES, INC.**

~CONSULTING ENGINEER~

• CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

7450 S. Federal Highway • Port St. Lucie, FL 34952

Phone: 772-336-2933 • Fax: 844-649-1426

FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

scooper@scpeinc.com

DRAINAGE STATEMENT

for

MERIDIAN MARINA

On July 29, 2014 a modification was processed under SFWMD application 140617-7. As part of the modification, the conceptual permit land use assumptions were extracted as follows;

Total Drainage Area = 18.4 Acres

Total Building Footprint = 2.60 Acres

Total Paved Area = 6.06 Acres

Total Lake Area @ CE = 0.60 Acres

Total Concept Permit Assumed Impervious Area = 9.26 Acres (50.3%)

Total Concept Permit Assumed Pervious Area = 9.14 Acres (49.7%)

Concept Permit Soil Storage = 8.18"

$S = 8.18"(.497) = 4.06"$

$CN = 1000/(4.06+10) = 71.12$

100 Yr, 72 Hour Storm Rainfall = 13.59"

$Q(100 \text{ Year}, 72 \text{ Hour Runoff}) = 9.7"$

100 yr Runoff Volume = 9.7"(18.4 Ac)(1'/12") = 14.9 Ac-Ft

As part of the prior minor mod, the site was broken down further to differentiate between the existing residential and commercial and correct the actual drainage area as follows;

Total Drainage Area = 16.8 Acres

Existing Residential Building Footprint = 1.38 Acres

Existing Residential Paved = 1.02 Acres

Existing Chapman Road ROW Paved = 1.01 Acres

Existing Lake @ CE = 0.60 Acres

The now proposed project includes the following areas;

Total Existing and Proposed Commercial Building Footprint = 2.58 Acres

Total Existing and Proposed Commercial Paved Areas = 3.10 Acres

The proposed Imp/Perv is now;

Total Proposed Impervious Area = 9.69 Acres (57.7%)

Total Proposed Pervious Area = 7.11 Acres (42.3%)

Soil Storage 8.18"

$$S = 8.18"(.423) = 3.46"$$

$$CN = 1000 / (3.46" + 10") = 74.29$$

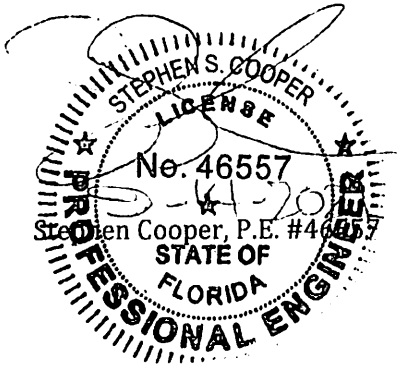
$$100 \text{ Yr, 72 Hour Storm Rainfall} = 13.59"$$

$$Q(100 \text{ Year, 72 Hour Storm Runoff} - 10.2"$$

$$100 \text{ yr Runoff Volume} = 10.2"(16.8 \text{ Ac})(1'/12") = 14.3 \text{ Ac-Ft}$$

Although the proposed commercial building area is larger than the assumed area, the overall drainage area got less and the runoff potential is less than the conceptual, therefore, the site qualifies for a Minor Modification.

Stephen Cooper, P.E. & Associates, Inc.





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& ASSOCIATES, INC.**

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FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

scooper@scpeinc.com

TRAFFIC STATEMENT

for

MERIDIAN MARINA

Based on the prior approved Site Plan for Martin Downs Boating Center, the following uses were vested;

Restaurant	12,000 sf (ITE Code 931 Quality Restaurant)
Marine Sales	4,000 sf (ITE Code 842 RV Sales, Closest Use to Marine Sales)
Commercial Retail	6,500 sf (ITE Code 875 Department Store)
Office	7,300 sf (ITE Code 712 Small Office Building)
Dry Storage	325 Boats (ITE Code 420 Marina)

The proposed modified Site Plan proposes the following uses;

Restaurant	6,000 sf
Marine Sales	800 sf
Commercial Retail	800 sf
Office	800 sf
Dry Storage	540 Boats

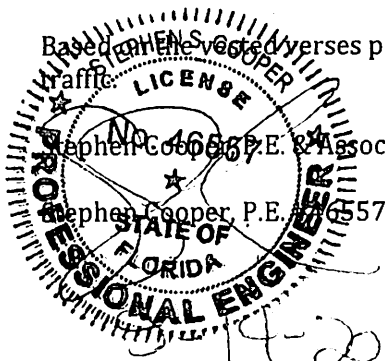
A comparison between the prior vested anticipated traffic and the now proposed anticipated traffic is summarized as follows;

ITE Code	Use	Vested ADT	Proposed ADT	Vested PM Peak Hour	Proposed PM Peak Hour
931	Restaurant	1,006 Trips	503 Trips	94 Trips	47 Trips
842	Marina Sales	20 Trips	5 Trips	3 Trips	1 Trip
875	Dept Store	149 Trips	18 Trips	13 Trips	2 Trips
712	Office	118 Trips	13 Trips	18 Trips	2 Trips
420	Marina	783 Trips	1,301 Trips	68 Trips	113 Trips
Totals		2,076 Trips	1,840 Trips	196 Trips	165 Trips

Based on the vested uses and verses proposed anticipated traffic, the proposed use will not impact the existing traffic.

Stephen Cooper, P.E. & Associates, Inc.

Stephen Cooper, P.E. 557



3-14-2021



Martin County Fire Rescue, Emergency Management Agency
800 SE Monterey Road, Stuart, FL 34996 | 772-219-4942 | www.martin.fl.us

Hurricane Action Plan Guidance

This template provides for recommended actions to be considered/ incorporated into a project's site-specific plan. Additional details and protective actions may need to be addressed based on the Development's location and vulnerabilities.

Phase 1: Advanced Preparation

This is the time to take all necessary preparations to save lives, minimize damage, and make arrangements for immediately after the storm to arrange for recovery. Residents should be encouraged to be prepared by following guidance on <https://www.martin.fl.us/EM> and staying informed by radio, TV, internet, and/or social media during a disaster.

1. A Hurricane Action Coordinator (HAC) shall be designated by Meridian Marina (hereinafter referred to as "Development") when a hurricane is threatening. This person is responsible for monitoring the hurricane's path and coordinating activities of the staff and patrons at the Development, or their representatives when a hurricane is threatening.
2. When the east coast of Florida is within the National Hurricane Center's five-day Cone of Uncertainty, the HAC will assume responsibility for placing the hurricane action plan into effect for the Development and will begin to listen to local emergency management officials for more information via radio, television, and/or social media.
3. Once a hurricane watch is issued, approximately 48 hours before onset of tropical storm force winds, the tie down and removal of anything that cannot be secured and the board-up of all buildings shall begin for all facilities.
4. Once a hurricane warning is issued, approximately 36 hours before onset of tropical storm force winds, tie downs shall be complete; utilities checked and secured, and insurance, permits, financial records, deeds, etc., should be prepared for evacuation safekeeping. The HAC or his/her designee shall be responsible for ensuring the records of the Development are prepared for safekeeping.
5. The staff of the Development shall not accept any boats for storage. No boats shall be allowed to sail from the Development, and no one is allowed to stay on a boat anchored at the Development.
6. All staff shall adhere to mandatory evacuation orders of local, state, or federal emergency management personnel.
7. The decision to evacuate can be revised if the storm changes direction or loses intensity; however, the decision to prepare to evacuate cannot be delayed. Vehicles should be fueled and important papers, computer records, etc., should be placed in evacuation vehicles. Individuals should verify that all needed items in their disaster supply kit are ready and available should evacuation be necessary.
8. Since damages will probably occur, have a list of reliable contractors and suppliers. Future planning starts to consider the needs of recovery. Generators, flashlights, cash, radios, tools, film, lumber, rolls of plastic, nails, tape, first aid kits, potable water, nonperishable food, etc., will be needed.

If a mandatory evacuation order is in affect for the Development, the Hurricane Action Plan enters Phase 2.

Phase 2: Evacuation

If evacuating, staff of the Development should be encouraged to go tens of miles, not hundreds of miles, and shelter with family or friends in site-built homes outside of the evacuation area or at a county shelter if no other options are available. Included in this plan is the Storm Surge Evacuation Zone Map, showing the areas which may be called for evacuation due to storm surge, along with low-lying and flood prone areas and mobile and manufactured homes. When evacuating:

1. The decision to evacuate should be made as early as possible and must be followed when under a mandatory evacuation order. When the evacuation order is given, you must leave whether you are ready or not.
2. Communication links should be established outside the potential hurricane impact area. This will allow staff of the Development to check in and get instructions on recovery and possible assistance for other residents of the Development.
3. A last-minute record should be made of the all facilities (videos and photos) by the HAC or his/her designee that will be helpful when making insurance claims or defending future legal claims. Continue taking pictures during the recovery stages for records.

Phase 3: Return and Recovery

Once Martin County is no longer being impacted by the storm, public safety officials will let individuals know when it is safe to return to the area, otherwise individuals are returning at their own risk.

1. If staff attempts to re-enter the area, roadways and access may still be blocked.
2. The HAC will coordinate the return and recovery of the Development.
3. Upon return, damage assessments must be completed. Take pictures of the private and common facilities. When phone lines are down, an emergency number will be used to give information on the state of the Development and facilities.
4. Access to the Development may initially be restricted to the Development's staff, designated suppliers, contractors, and public safety personnel. Security should be at the entrance checking credentials of those trying to enter.
5. The Development's staff will be expected to comply with any curfew issued.
6. Newspaper and media reporters may be allowed into damaged areas at the discretion of the HAC with an escort.
7. All salvage operations of facilities will be coordinated through the HAC. Salvage operations of facilities are the responsibility of the Development.
8. The HAC, or his/her designee, should escort and remain with insurance adjusters. An assessment of the damage should already be in hand, as some of the disaster adjusters will know little about the facility. Be cautious about quick settlements as initial damage assessments are often not accurate.
9. The staff of the Development should comply with and accompany all government and/or environmental agency personnel on their evaluation. Remember that their reports may be helpful, and they are accessible to the public. Ask for a copy of all their reports, records, and pictures.



ENVIRONMENTAL ASSESSMENT

For:

**MERIDIAN MARINA
MARTIN COUNTY, FLORIDA**

The Meridian Marina property is located at 1400 SW Chapman Way on the western shoreline of the North Fork of the St. Lucie River, north of the Palm City Bridge. The original site plan for the 11-acre (+/-) marina was approved in 1988 as part of Martin Downs PUD. It includes a fully developed marina basin and developed upland area that supports an existing boat storage facility for up to 325 boats including parking areas, stormwater retention and perimeter landscape buffers.

All of the shoreline areas have been stabilized with vertical sea walls or rip rap.

Native Habitat - Except for protected shoreline mangroves below Mean High Water and along the rip rap portions of the shoreline, no native habitat exists on or immediately adjacent to the subject property.

Soils- According to the Soil Survey of Martin County, Florida, the site is comprised of the following soil type:

#36 Arens, (0 to 2% slope)- This soil type consists of nearly level soil that is poorly to moderately well-drained. It is composed of fill material that was excavated and spread over the surface of wet mineral soils, then smoothed to suit the desired use. The water table is below a depth of 30 inches during most of the year. Natural fertility and the content of organic material is low.

Protected Species- The upland areas have been fully developed. Site observations reveal no evidence of listed species. The limits of the existing shoreline mangroves have been identified on the revised final site plan.

Shoreline Protection Zone (SPZ) – All of the shoreline within the manmade marina basin, which include riprap and vertical seawalls, have been used over the past several decades for various uses including boat storage, parking, vehicular access, pedestrian access and open space. A 50' Shoreline Protection Zone (SPZ) along the natural shoreline, which was required as part of the original site plan approval, has been retained and will be enhanced with native plantings. No setback from the existing manmade basin was required.

No upland or wetland preserve areas are required therefore a Preserve Area Management Plan is not applicable.

Lucido & associates

September 16, 2021

Via Email: jv3965@att.com

James Virga
AT&T
329 NW Dixie Highway
Stuart, FL 34994

Re: Meridian Marina Revised Master & Final Site Plan (Our ref. #21-125)

Dear James:

With a site plan application, Martin County requires documentation in the form of letters that have been provided to each utility company (telephone, cable, electric and waste management) pertaining to the availability of services and review of utility easements. Enclosed please find the proposed revised master & final site plan for your review and comment.

For your information, the subject property is located at the intersection of SW Mapp Road and SW Chapman Way on the North Fork of the St. Lucie River in northern Palm City. The revisions include enhancement of surrounding buffers and landscape areas, stormwater improvements, the construction of the additional boat storage building and outdoor storage racks, and the renovation of the existing marine sales and office building to accommodate the proposed restaurant use, approximately 2,400 square feet of marine sales, retail and office use, and 4 accessory dwelling units.

Thank you for your cooperation in this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Enc.

lucido&associates

September 16, 2021

Via email: Anthony_Springsteel@comcast.com

Anthony Springsteel
Comcast Cable
1495 NW Britt Road
Stuart, FL 34994

Re: Meridian Marina Revised Master & Final Site Plan (Our ref. #21-125)

Dear Anthony:

With a site plan application, Martin County requires documentation in the form of letters that have been provided to each utility company (telephone, cable, electric and waste management) pertaining to the availability of services and review of utility easements. Enclosed please find the proposed revised master & final site plan for your review and comment.

For your information, the subject property is located at the intersection of SW Mapp Road and SW Chapman Way on the North Fork of the St. Lucie River in northern Palm City. The revisions include enhancement of surrounding buffers and landscape areas, stormwater improvements, the construction of the additional boat storage building and outdoor storage racks, and the renovation of the existing marine sales and office building to accommodate the proposed restaurant use, approximately 2,400 square feet of marine sales, retail and office use, and 4 accessory dwelling units.

Thank you for your cooperation in this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Enc.



lucido&associates

September 16, 2021

Via Email: Emily.Plower@fpl.com

Emily Plower, Engineer II
Florida Power & Light Company
4406 SW Cargo Way
Palm City, FL 34990

Re: Meridian Marina Revised Master & Final Site Plan (Our ref. #21-125)

Dear Emily:

With a site plan application, Martin County requires documentation in the form of letters that have been provided to each utility company (telephone, cable, electric and waste management) pertaining to the availability of services and review of utility easements. Enclosed please find the proposed revised master & final site plan for your review and comment.

For your information, the subject property is located at the intersection of SW Mapp Road and SW Chapman Way on the North Fork of the St. Lucie River in northern Palm City. The revisions include enhancement of surrounding buffers and landscape areas, stormwater improvements, the construction of the additional boat storage building and outdoor storage racks, and the renovation of the existing marine sales and office building to accommodate the proposed restaurant use, approximately 2,400 square feet of marine sales, retail and office use, and 4 accessory dwelling units.

Thank you for your cooperation in this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Enc.

lucido&associates

September 16, 2021

Via Email: asherlo2@wm.com

Jeff Sabin
Waste Management
7700 SE Bridge Road
Hobe Sound, FL 33455

Re: Meridian Marina Revised Master & Final Site Plan (Our ref. #21-125)

Dear Jeff:

With a site plan application, Martin County requires documentation in the form of letters that have been provided to each utility company (telephone, cable, electric and waste management) pertaining to the availability of services and review of utility easements. Enclosed please find the proposed revised master & final site plan for your review and comment.

For your information, the subject property is located at the intersection of SW Mapp Road and SW Chapman Way on the North Fork of the St. Lucie River in northern Palm City. The revisions include enhancement of surrounding buffers and landscape areas, stormwater improvements, the construction of the additional boat storage building and outdoor storage racks, and the renovation of the existing marine sales and office building to accommodate the proposed restaurant use, approximately 2,400 square feet of marine sales, retail and office use, and 4 accessory dwelling units.

Thank you for your cooperation in this matter. Please do not hesitate to contact me if you have any questions.

Sincerely,



Morris A. Crady
Senior Vice President

Enc.



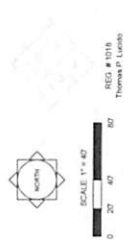
Project Team

Client	SW Chapman
Architect	Lucido & Associates
Engineer	Lucido & Associates
Surveyor	Lucido & Associates
Landscaper	Lucido & Associates
Contractor	Lucido & Associates

Martin Downs PUD
Portion of Parcel 29
known as
Meridian Marina
aka
Martin Downs Marina Village
Martin County, Florida

Existing Conditions

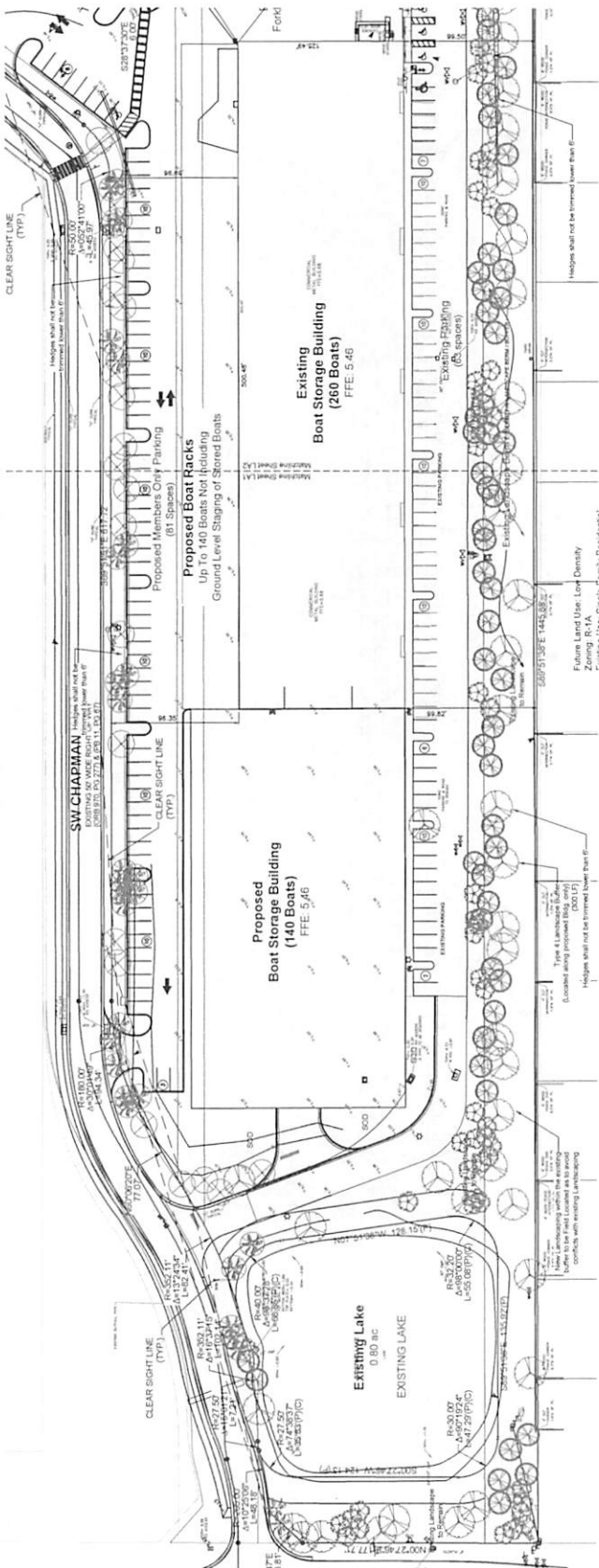
Date	By	Description
03/22/22	SAW	Initial Application
06/22/22	SAW	Revised



Design	SLS
Manager	M.C.
Project Engineer	J.H.
Contractor	SAW

LA3

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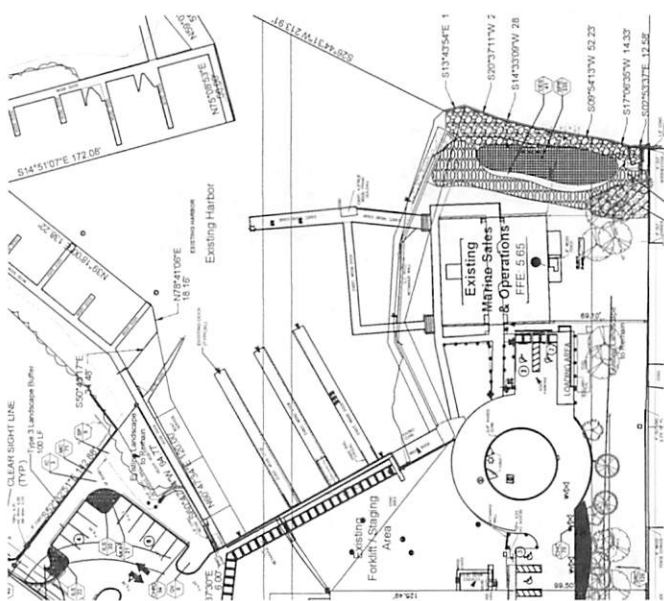
Landscape Notes:
- Existing tree and palm locations are approximate.
- Any new landscaping material is to be field located as to avoid conflict with existing landscape.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.

Existing Landscape to be Removed:

- Existing Eucalyptus Tree to be Removed
- Existing Queen Palm to be Removed

Existing Landscape to Remain:

- Existing Oak Tree to Remain
- Existing Pine Tree to Remain
- Existing Sabal Palm to Remain

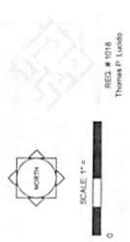




Project Team	
Client & Property Owner	Al Martin Downs, LLC 10000 N. US Highway 1 Suite 100, Tampa, FL 33634
Planner	Luedo & Associates 10000 N. US Highway 1 Suite 100, Tampa, FL 33634
Engineer	Robert C. Luedo, P.E. Professional Engineer No. 10000, State of Florida 10000 N. US Highway 1 Suite 100, Tampa, FL 33634
Surveyor	Robert C. Luedo, P.E. Professional Engineer No. 10000, State of Florida 10000 N. US Highway 1 Suite 100, Tampa, FL 33634
Soil Engineer	Robert C. Luedo, P.E. Professional Engineer No. 10000, State of Florida 10000 N. US Highway 1 Suite 100, Tampa, FL 33634
Environmental	Robert C. Luedo, P.E. Professional Engineer No. 10000, State of Florida 10000 N. US Highway 1 Suite 100, Tampa, FL 33634
Construction	Robert C. Luedo, P.E. Professional Engineer No. 10000, State of Florida 10000 N. US Highway 1 Suite 100, Tampa, FL 33634

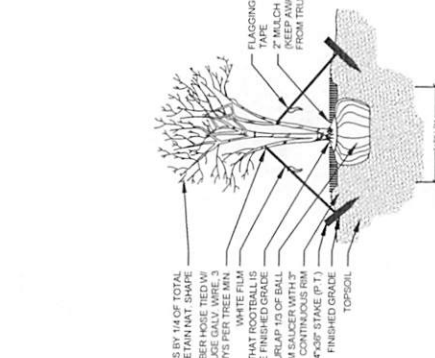
Martin Downs PUD
Portion of Parcel 29
Meridian Marina
 aka
Martin Downs
Marina Village
 Martin County, Florida
 Landscape Details

Date	03/13/22
By	Robert C. Luedo, P.E.
Check	Robert C. Luedo, P.E.
Scale	AS SHOWN
Notes	03/13/22 08/22/22

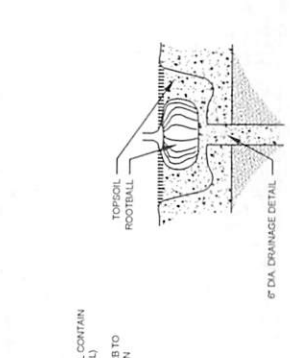


Sheet	LA4
Project Number	21-125
Computer File	

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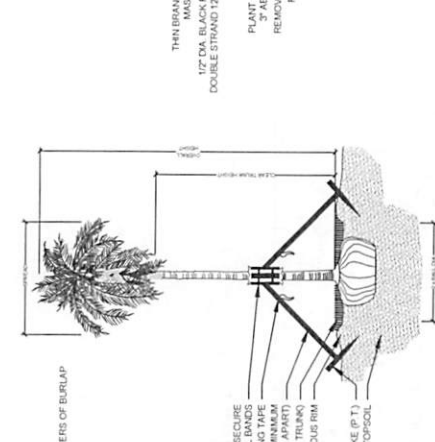
MULTI-TRUNK PLANTING & GUYING
 NOT TO SCALE



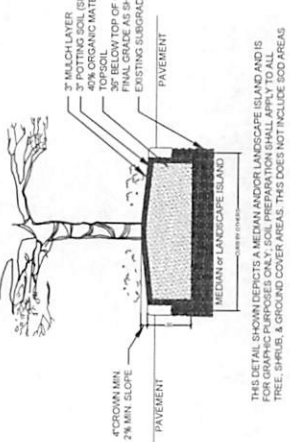
DRAINAGE TESTING DETAIL
 NOT TO SCALE

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

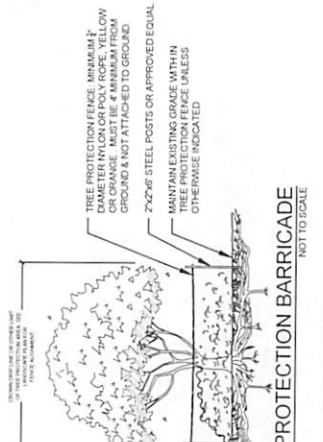
- PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.
- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
 - FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS LESS THAN ONE INCH (1") PER HOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN ONE INCH (1") PER HOUR (4) HOURS, A DRAINAGE CHANNEL IS REQUIRED.
 - WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND TO THE NON-POROUS SOIL AND INTO POROUS SOIL (SEE DETAIL).
 - ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
 - WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, THE SOIL MUST BE THE SAME TYPE AND GRADE AS THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



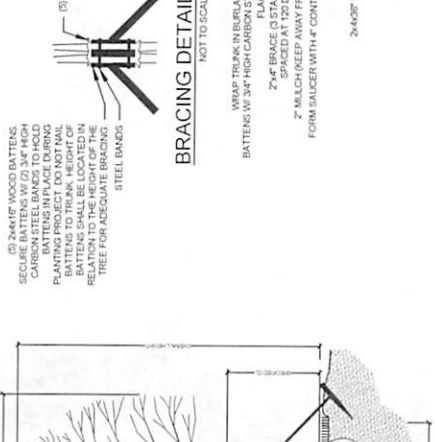
PALM PLANTING - ANGLE STAKE
 NOT TO SCALE



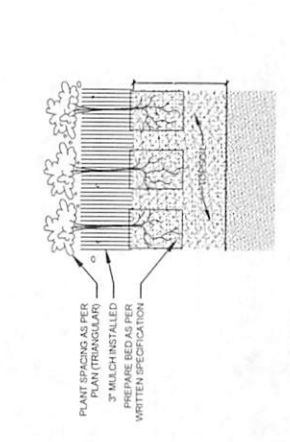
LANDSCAPE AREA PREPARATION DETAIL
 NOT TO SCALE



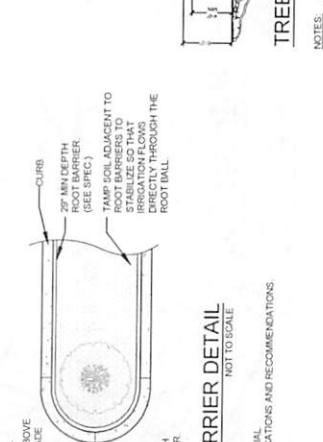
TREE PROTECTION BARRICADE
 NOT TO SCALE



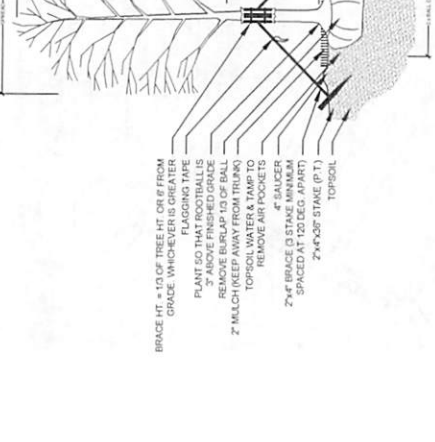
TREE PLANTING & STAKING
 NOT TO SCALE



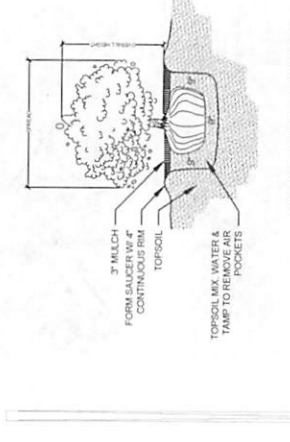
GROUNDCOVER PLANTING DETAIL
 NOT TO SCALE



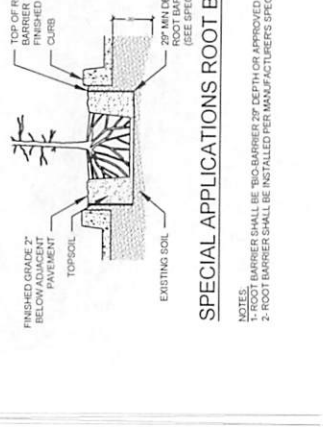
SHRUB PLANTING
 NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
 NOT TO SCALE



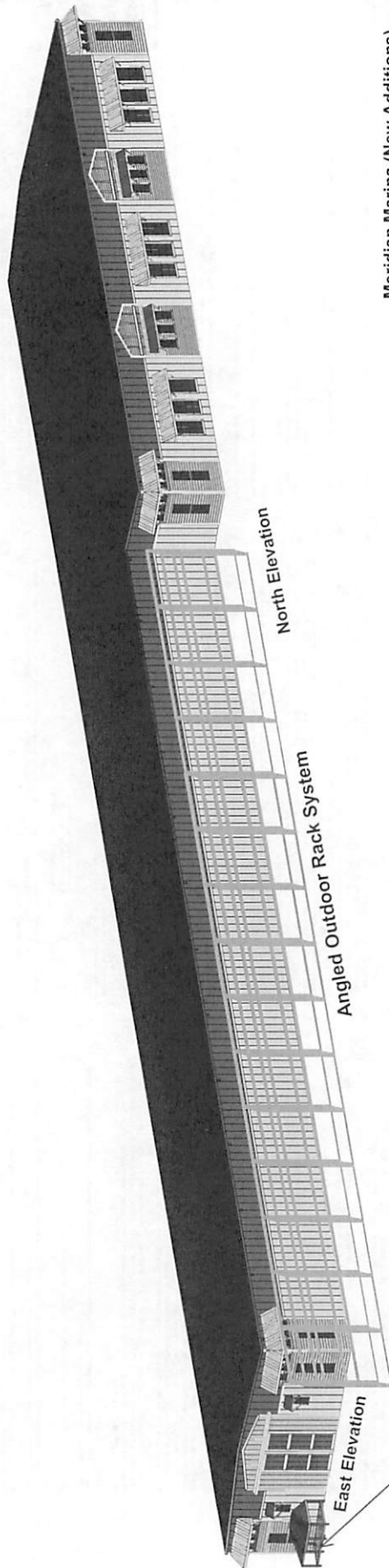
SPECIAL APPLICATIONS ROOT BARRIER DETAIL
 NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
 NOT TO SCALE

Not For Construction

Meridian Marina, Palm City, FL



East Elevation

North Elevation

Angled Outdoor Rack System

240 SF Covered Patio with handicap ramp, bench and bike rack.

Meridian Marina (New Additions)

1400 SW Chapman Way
Palm City, FL 34990
Risk Category 2
162 MPH Wind Speed
Exposure D
5lb Collateral Load
Total New Boats 282

Boat Weights

45K Boats Ground Level
30K/20K Boats 1st Level
15K/12K Boats 2nd Level
10K Boats Top Level
Overall Max Length Boat 45'



PROCUREMENT FROM
MBMA
QUALIFIED
MANUFACTURERS

Meridian Marina

DATE: 3-3-22

ESTIMATE: 3-3-22

Scale: NOT TO SCALE

Drawings Subject to:
☐ For Approval
☐ For Construction Permit

Customer:

CONTACT:

COUNTY:

City:

State:

Zip:

Phone:

Fax:

Email:

Website:

Project Name:

Project Address:

Project City:

Project State:

Project Zip:

Project Phone:

Project Fax:

Project Email:

Project Website:

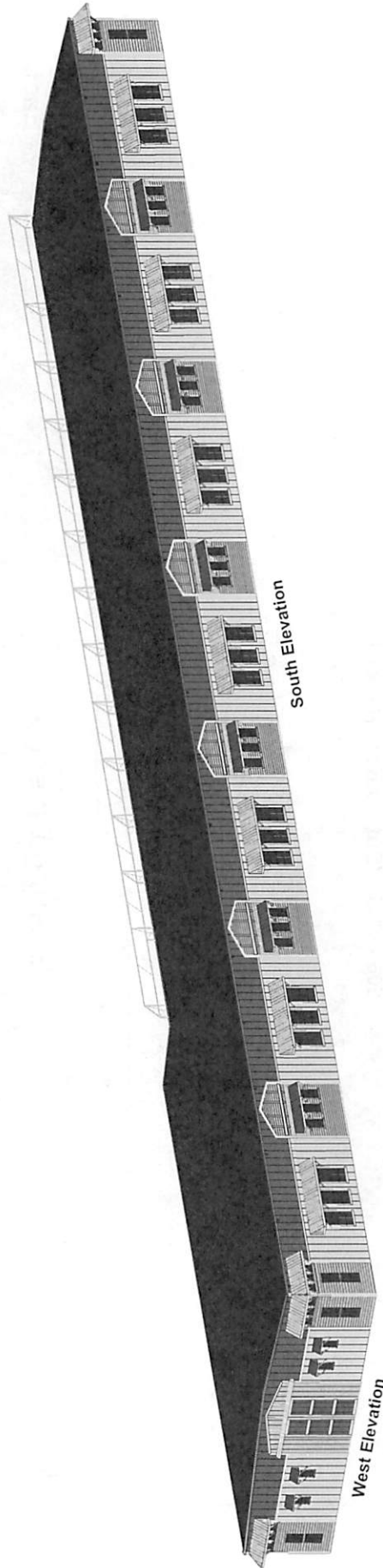
Project City:

Project State:

Project Zip:

Not For Construction

Meridian Marina, Palm City, FL



BlackDavid BUILDINGS 704-361-7048 Fax 847-227-4755 6710 Professional Pkwy #227, Sarasota FL 34230 Drawn By: CWM This is a computer-generated drawing. It is not a photograph of an existing building.		Customer: CONTACT: COUNTY:	<input type="checkbox"/> For Approval <input type="checkbox"/> For Construction Permit <input type="checkbox"/> For Exterior Installation
Scale: NOT TO SCALE	ESTIMATOR: DATE: 3-3-22	Drawing Status: <input type="checkbox"/> For Approval <input type="checkbox"/> For Construction	
JOB NAME: Meridian Marina		PROCUREMENT FROM MEMA QUALIFIED MANUFACTURERS	



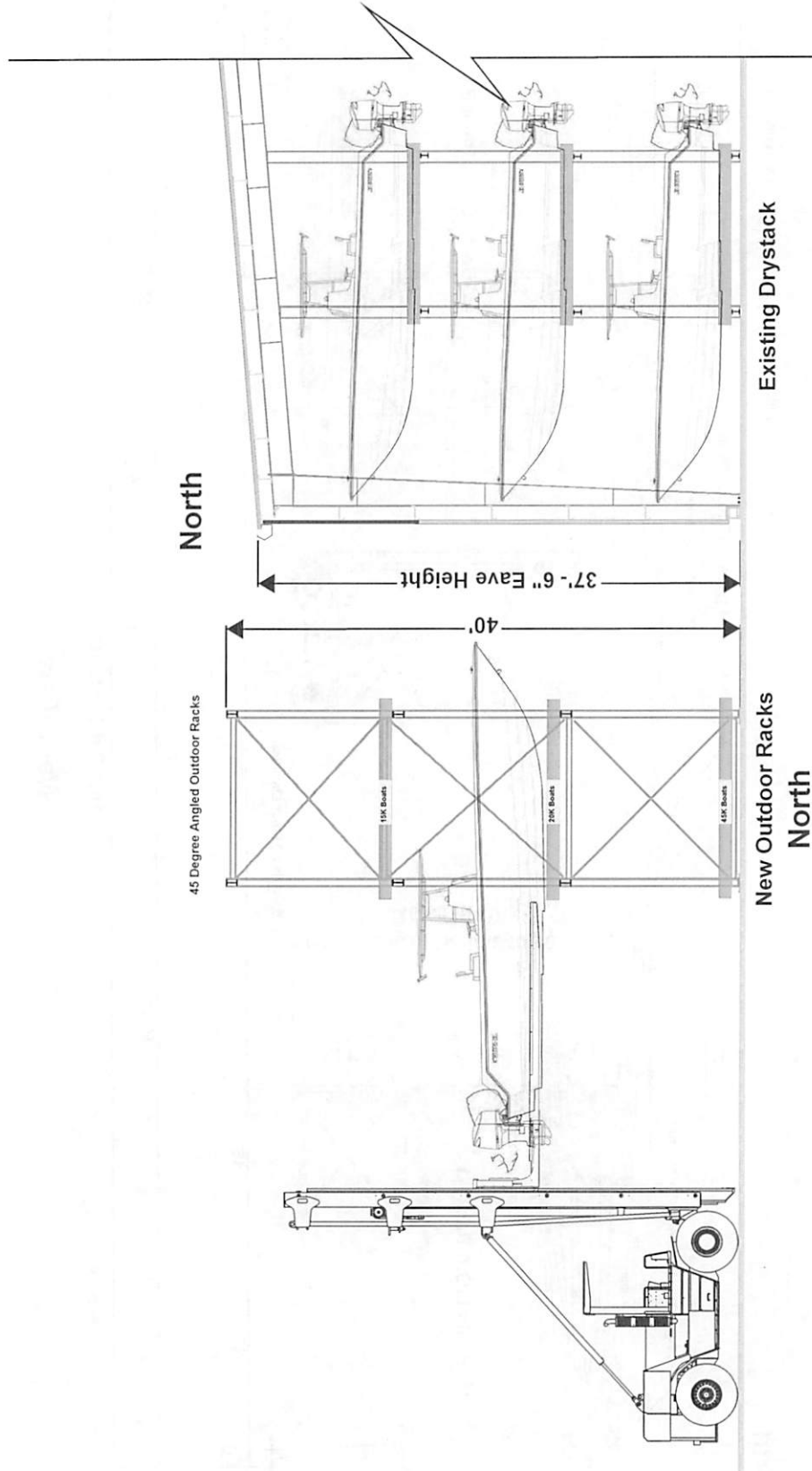
Page 3 of 5



Page 4 of 5



Not For Construction



Lisa Fitzwater
220 Hibiscus Avenue
Stuart, FL 34996

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Notice Proposed Development
Meridian Marina
File Number: M035-210

Dear Mr. Crady:

This is to certify that the above referenced sign was installed per Martin County requirements and complies with the standards of the notice provisions of Article 10, Section 10.6: Public Notice Requirements.



Lisa Fitzwater

State of Florida
County of Martin

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 18 DAY OF July, 2022 BY Lisa Fitzwater, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.



Notary Public, State of Florida

MY COMMISSION EXPIRES

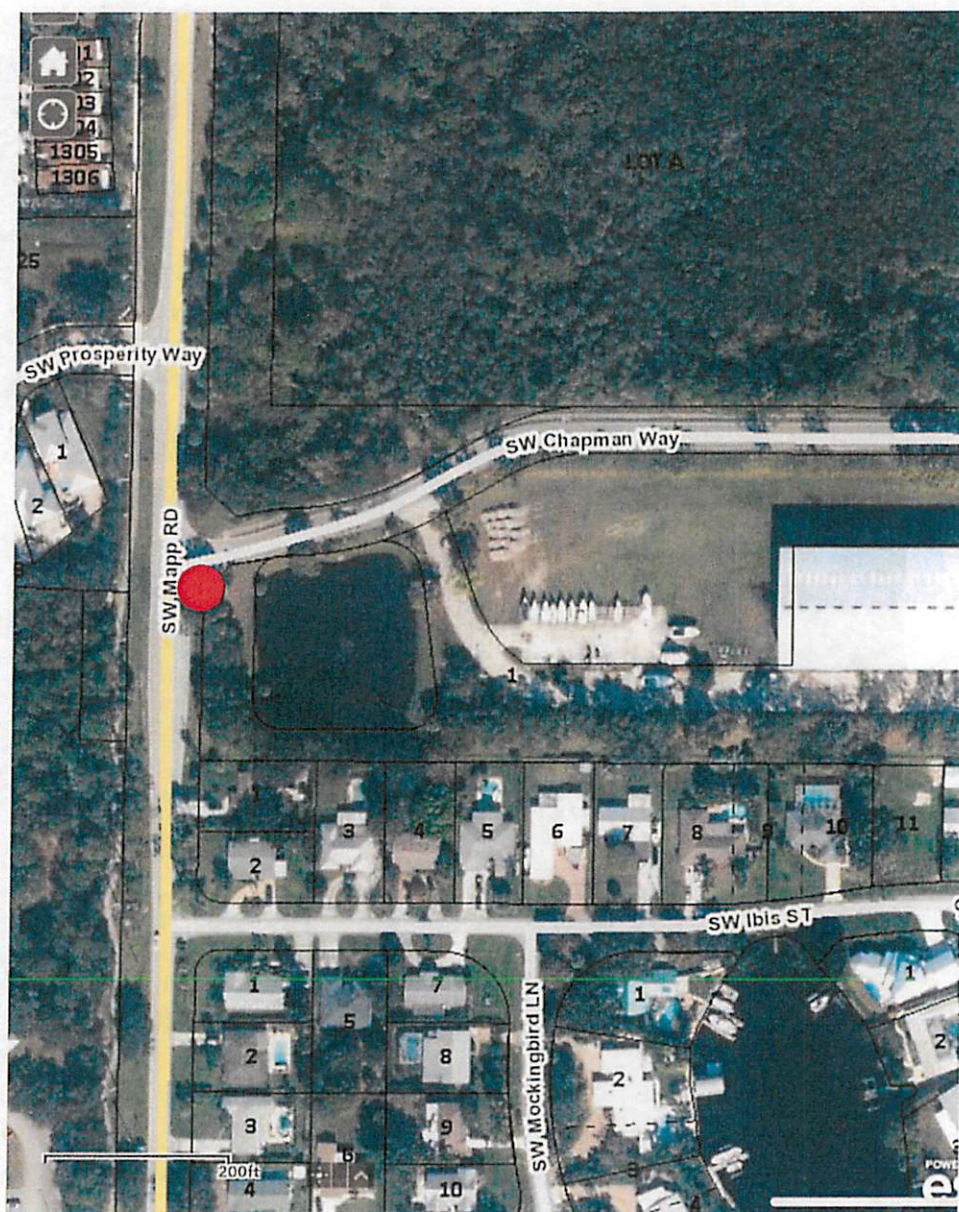




Sign 1
Side 1



Sign 1
Side 2



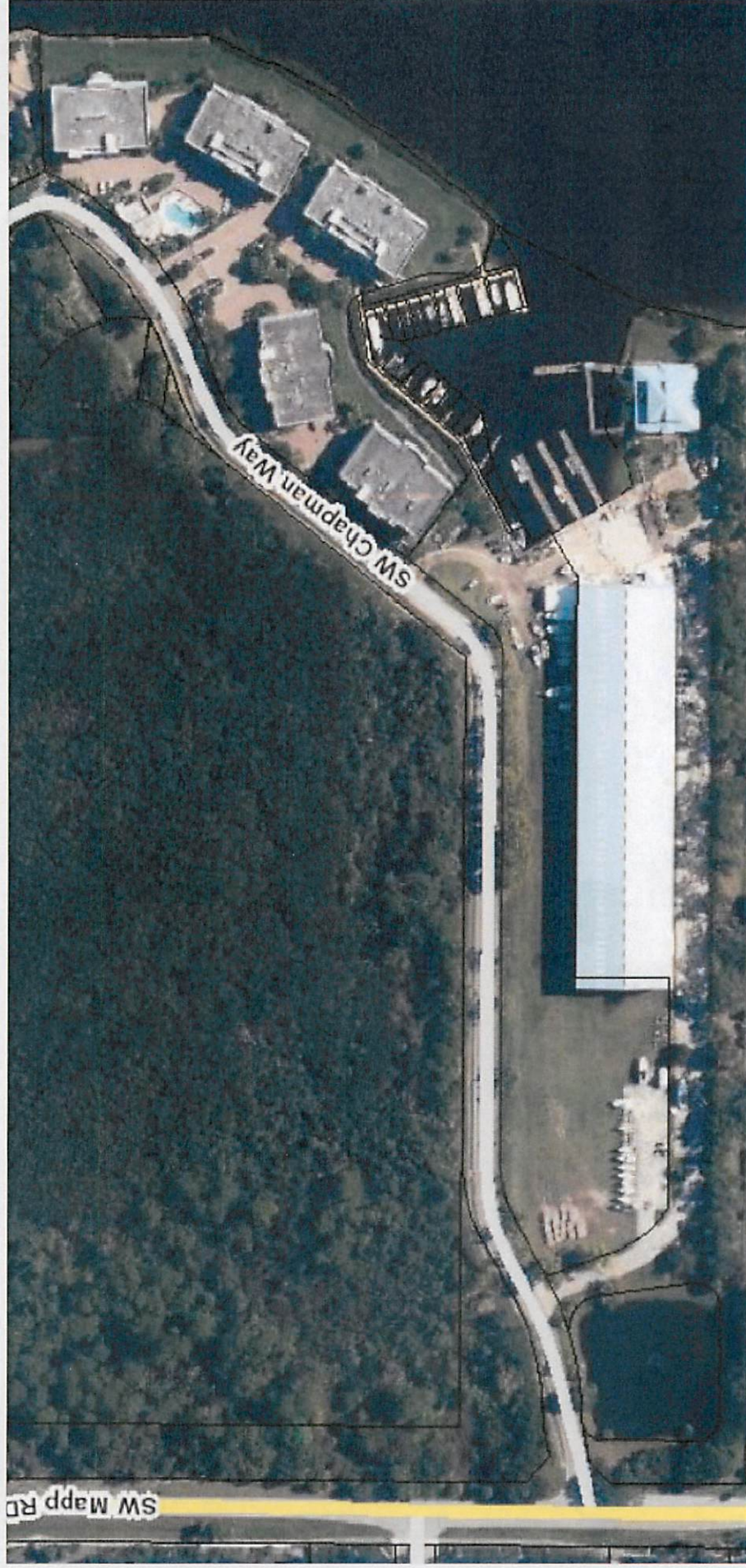
Sign Location Map

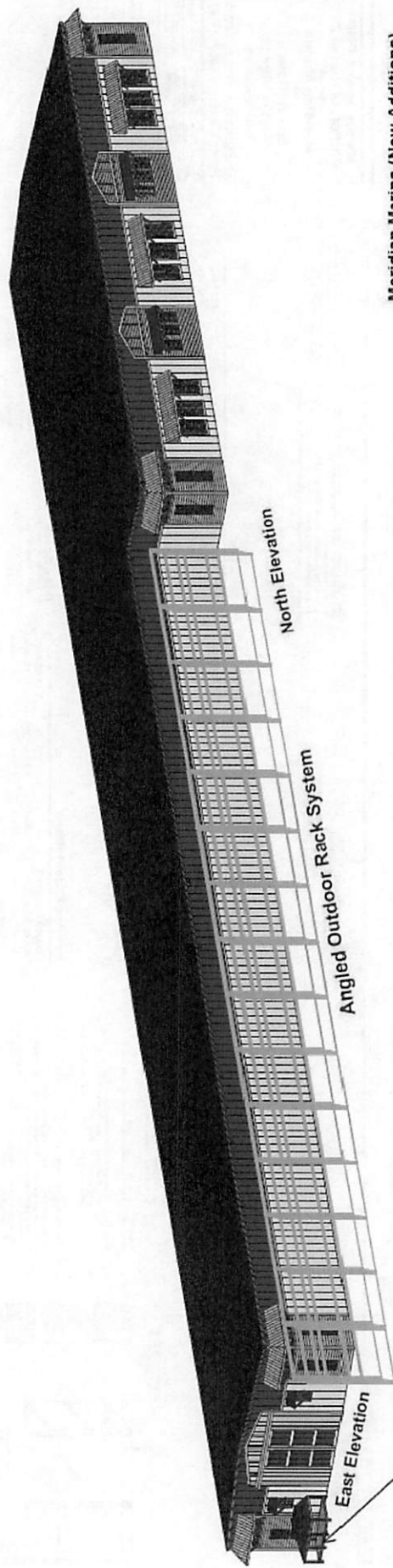
MERIDIAN MARINA

79TH AMENDMENT TO THE

MARTIN DOWNS PUD

EXISTING MARINA
DEVELOPED IN THE 1990'S





North Elevation

Angled Outdoor Rack System

East Elevation

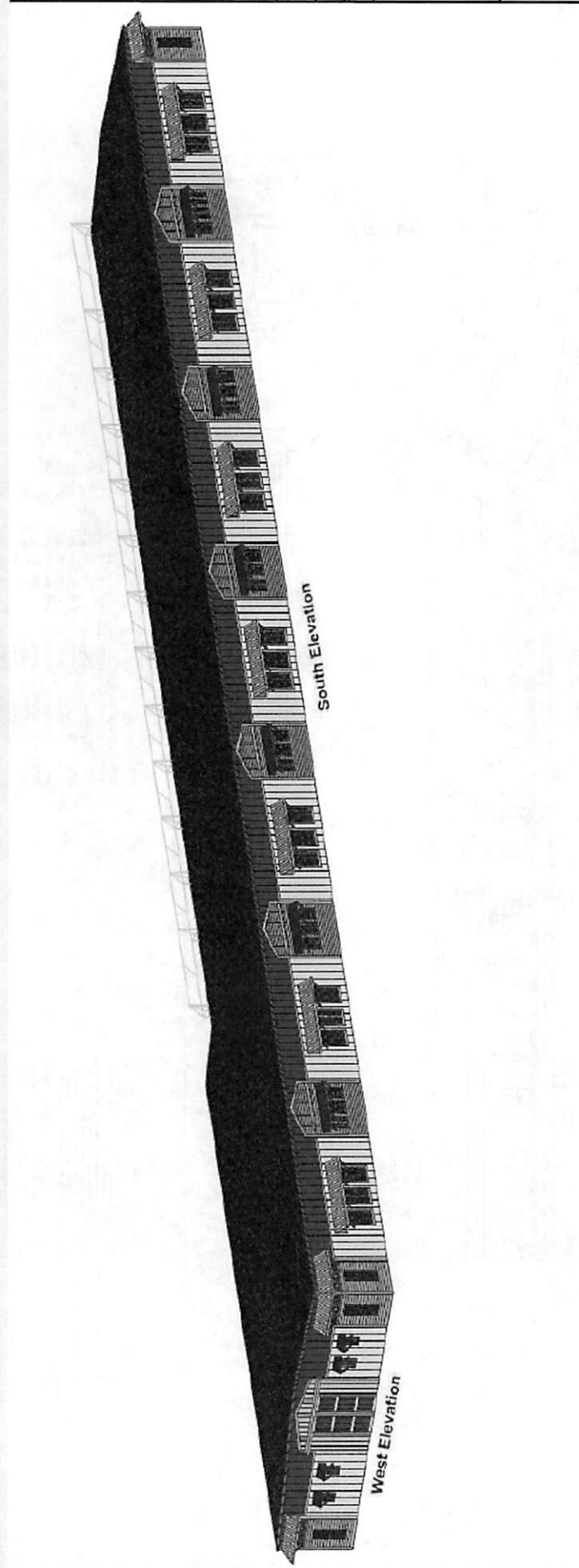
240 SF Covered Patio with handicap ramp, bench and bike rack.

Meridian Marina (New Additions)

1400 SW Chapman Way
Palm City, FL 34990
Risk Category 2
162 MPH Wind Speed
Exposure D
5lb Collateral Load
Total New Boats 282

Boat Weights

45K Boats Ground Level
30K/20K Boats 1st Level
15K/12K Boats 2nd Level
10K Boats Top Level
Overall Max Length Boat 45'



Development review staff have reviewed the application and finds that it is in compliance with all applicable regulations as detailed in the attached staff report.



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW
STAFF REPORT

A. Application Information

**MERIDIAN MARINA
79TH AMENDMENT TO THE MARTIN DOWNS PUD AND
REVISED MARINA VILLAGE MASTER SITE PLAN AND
PHASE II REVISED FINAL SITE PLAN**

Applicant:	AC Meridian Marina, LLC
Property Owner:	AC Meridian Marina, LLC
Agent for the Applicant:	Morris A. Crady, AICP, Lucido & Associates
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	M035-210
Application Type and Number:	DEV2021090007
Report Number:	2022_0714_M035-210_Staff_Report_Final
Application Received:	09/14/2021
Transmitted:	09/16/2021
Date of Staff Report:	11/24/2021
Resubmittal Received:	03/04/2022
Transmitted:	03/07/2022
Date of report:	05/09/2022
Resubmittal Received:	06/27/2022
Transmitted:	06/27/2022
Date of Report:	07/14/2022

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

STAFF RECOMMENDS

MOVE TO FILE THE AGENDA ITEM AND ALL ITS ATTACHMENTS INCLUDING THE STAFF REPORT AS EXHIBIT ONE.

MOVE THAT THE BOARD APPROVE THE REQUEST FOR THE 79TH AMENDMENT TO THE MARTIN DOWNS PUD AGREEMENT INCLUDING THE REVISED MASTER/FINAL SITE PLAN FOR THE MERIDIAN MARINA PROJECT INCLUDING THE PARKING RATE ADJUSTMENT AND COMMERCIAL DESIGN ALTERNATIVE COMPLIANCE.

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[blank space above reserved for recording information]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

RESOLUTION NUMBER _____

**[REGARDING DENIAL OF PUD ZONING AMENDMENT AND MASTER PLAN
FOR MERIDIAN MARINA PUD**

WHEREAS, this Board has made the following determinations of fact:

1. AC Meridian Marina, LLC submitted an application for PUD amendment including master site plan approval for the Meridian Marina project, located on lands legally described in Exhibit A, attached hereto.
2. This Board considered such application at a public meeting on August 9, 2022.
3. At the public meeting, all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The request for PUD Zoning and Master Site plan approval for the Meridian Marina PUD project is hereby denied, for the following XXXX.

B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 9TH DAY OF AUGUST, 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHEMENTS:
Exhibit A, Legal Description

County
EXHIBIT #2

Peter W. Walden, AICP
Deputy Growth Management Director
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

Deputy Growth Management Director

2021-Present

- Oversee the review of all development projects and building permits.
- Assist the Growth Management Director with all aspects of the department.

Principal Planner, AICP Martin County, FL

2018- 2021

- 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.

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.

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 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

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 8/9/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.