

08109122
DPQJ-1

Chelsea Love

From: poul christiansen <poul_christiansen@yahoo.com>
Sent: Monday, August 8, 2022 12:53 PM
To: Comish
Cc: Jennifer Jacobs; jenny@vipmarinas.com; Don Donaldson
Subject: Meridian Marina improvements

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To whom it may concern:

I am contacting the Martin County Commission to express my support for the improvements to Meridian Marina. I have lived in Palm City since 1997 and have been a boat owner in the Treasure Coast since I moved to Florida in 1989. I have kept my boat at Meridian Marina for several years and welcome the improvements to the marina, including the addition of a restaurant. The new owners are making millions of dollars of improvements which improve the tax basis for Martin County and provide additional employment for Martin County residents. The new owners have a proven track record of operating top notch marinas throughout the country. I am certain that they will not only improve the marina but will make it a "destination" which the residents and visitors to Martin County will enjoy and be proud of for years to come. Please approve this important project!

Sincerely,
Poul Christiansen
6107 SW Moore St.
Palm City, FL 34990

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 8/19/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

RE: Building Department corruption, M035-210 - Meridian Marina

Mr. Donaldson,

Your Building Department is corrupt from top to bottom. While researching a proposed development, Meridian Marina, in my neighborhood, I stumbled across this blatant corruption in your Building Department. Your Building Department is giving sweetheart deals to out-of-state developers at the expense of Martin County residents! How many other projects has Larry Massing and his department fraudulently approved? Are the buildings in our county built to code, or has Larry Massing allowed potential Surfside disasters down the road? Larry Massing did this for an out-of-state developer whose money goes back to Texas and does nothing for our community! Why?

What I found.

The applicant and his contractor knowingly filed a fraudulent building application permit, which Larry Massing approved, stating, "Metal Building Repairs, Replace panels on existing metal building as needed."

Because it was simple repairs, the building has not been inspected for fire safety, electrical, floodplain review, etc. The applicant was charged just a \$143.50 permit fee. The cheapest the Building Department could charge him. Mr. Donaldson, this repair the applicant did easily costs in excess of half a million dollars. This cheated Martin County residents out of income from permit fees we depend on. Why was this out-of-state developer given such an unfair enrichment that your own residents do not get? Or, maybe some do if they pay-to-play for Larry to wave his magic Larry wand?

Under this simple repair permit, the applicant replaced the entire roof and one entire side that is 500' long. This abuse is so flagrant the applicant proudly posted his massive building renovations on his Meridian Marina Facebook page(see attached photos).

On May. 18, 2021, at 3:07 p.m. Juan Hernandez inspected the property and marked it FAIL. Juan noted *"All sheetmetal panels of the entire roof and one entire side (500 feet long by 38 feet high) of the metal building have been replaced (about 75% of building envelope) / No drawings available / Need inspection letter from engineer for all replaced panels."*

Just 25 minutes later, Andrew S Bruhn marked the project as PASS.

Mr. Donaldson, 75% of this building envelope was renovated, Mr. Hernandez noted it, yet the Building Department did not inspect the fire system, the barn, nothing. They blindly stamped approval. Mr. Hernandez asked for the drawing and inspection letter from an engineer. Where are they? Is this building code compliant, or am I living next door to a time bomb waiting to go off?

I have sent this to investigative reporters as well. I am concerned about how deep this corruption goes in your office.

Whistleblower

CC: BOCC

Record BLD2021031141:
Commercial Miscellaneous
Record Status: Closed-Certificate Issued

Record Info ▼

Payments ▼

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To streamline the review process, it is requested that you separate Site Plans and Surveys in separate documents that identifies the content of that document.

If you upload a file with the same name as an existing document it will OVERWRITE it. Please rename (e.g., site_plan_v2.pdf)

Work Location

1400 SW CHAPMAN WAY
PALM CITY FL 34990-2400

Record Details

Applicant:

Michael Barson
Gravitystorm, LLC

Licensed Professional:

MICHAEL LEE BARSON OFFICE@LOSTFAB.COM
MODULAR MEDICAL SYSTEMS INC
3811 CROSSROADS PKWY
BARSON, MICHAEL LEE
FORT PIERCE, FL, 34945
Home Phone:7724484104
STATE CERT - GENERAL CONTRACTOR CGC1511137

Project Description:

Metal Building Repairs
Replace panels on existing metal building as needed

Owner:

MERIDIAN MARINA & YACHT CLUB OF PALM CITY LLC
MARTIN DOWNS MARINA VILLAGE ASSOCIATION, INC
PO BOX 1713
PALM CITY FL 34991

More Details

☐ Additional Information

Job Value(\$):
\$50,000.00

Commercial Miscellaneous
Record Status: Closed-Certificate Issued

Record Info

Payments

PLEASE NOTE: Attachment or document names may not exceed 50 characters before uploading. Avoid special characters in file name such as: !@#\$%&* Department using a Thumb Drive or Disk and do not attempt to upload them.

To streamline the review process, it is requested that you separate Site Plan: that identifies the content of that document.

If you upload a file with the same name as an existing document it will OVERWRITE (e.g. site_plan_v2.pdf)

Processing Status

Application

Task assigned to TBD
Marked as Complete on 03/23/2021 by CC

Plans Distribution

Building Review

Task assigned to TBD
Marked as Approved on 03/23/2021 by Larry Massing

Fire Review
Electrical Review
Utilities Review
Plumbing Review
Floodplain Administration Review
Site Grading Review
Driveways Review
Shoreline Hardening Review
Historical Review
Environmental Review
Commercial Design Review
Zoning Review
Addressing Review
Site Review
CRA Review
Coastal Review
Building Official Review
Mechanical Review
Open Road Review
Land Clearing Review

Review Consolidation

Task assigned to TBD
Marked as Approved on 03/23/2021 by CC

Permit Ready

Task assigned to TBD
Marked as Payment Required on 03/23/2021 by CC

Payment

Permit Issuance

Task assigned to TBD
Marked as Issued on 03/23/2021 by Sharyl McCreary

Inspections

Task assigned to TBD
Marked as Completed on 05/19/2021 by Tamara Sutlic

Certificate Issuance

Task assigned to TBD
Marked as Certificate Issued on 05/19/2021 by Tamara Sutlic

COMM-FINAL STRUCTURAL (31401130, Optional)

1400 SW CHAPMAN WAY
PALM CITY FL 34990-2400

[Print](#)
Status

Pass
5/18/2021 3:06 PM
Desired Date: TBD

Last updated
Andrew S Bruhn
5/18/2021 3:32 PM

Details

Record
BLD2021031141
Commercial Miscellaneous

Status History

Showing 1-5 of 5

Status	Status Date/Time	Inspector	Update Time	Updated By	Result Comments
Pass	5/18/2021 3:06 PM	Andrew S Bruhn	5/18/2021 3:32 PM	Andrew S Bruhn	All sheetmetal panels of the entire roof and one entire side (500 feet long by 38 feet high) of the metal building have been replaced (about 75% of building envelope) / No drawings available / Need inspection letter from engineer for all replaced panels.
Fail	5/18/2021 3:06 PM	Juan Hernandez	5/18/2021 3:07 PM	Juan Hernandez	All sheetmetal panels of the entire roof and one entire side (500 feet long by 38 feet high) of the metal building have been replaced (about 75% of building envelope) / No drawings available / Need inspection letter from engineer for all replaced panels.
Scheduled	5/18/2021 8:00 AM	Juan Hernandez	5/18/2021 6:32 AM	Andrew S Bruhn	
Scheduled	5/18/2021 8:00 AM	Bo Chambers	5/17/2021 8:20 AM	Mallori Dodd	
Pending	TBD	Bo Chambers	5/17/2021 8:20 AM	Mallori Dodd	

Related Inspections

Showing 0-0 of 0



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Record BLD2021031141: Commercial Miscellaneous Record Status: Closed-Certificate Issued

[Record Info](#) ▾

[Payments](#) ▾

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To streamline the review process, it is requested that you separate Site Plans and Surveys in separate files from all other documents. Documents should be named in a way that identifies the content of that document.

If you upload a file with the same name as an existing document it will **OVERWRITE** it. Please rename any revisions with something to identify it as a revision (ie site_plan_v2.pdf)

Fees

Paid:

<u>Date</u>	<u>Invoice Number</u>	<u>Amount</u>	
03/23/2021	2128733	\$2.00	View Details
03/23/2021	2128733	\$2.00	View Details
03/23/2021			

7/26/22 10:44 AM

Accela Citizen Access

	2128733	\$50.00
<u>03/17/2021</u>	2127994	\$89.50

[View Details](#)

[View Details](#)

Total paid fees: \$143.50

Martin County Florida

Your County. Your Community.

2401 SE Monterey Road, Stuart, FL 34996

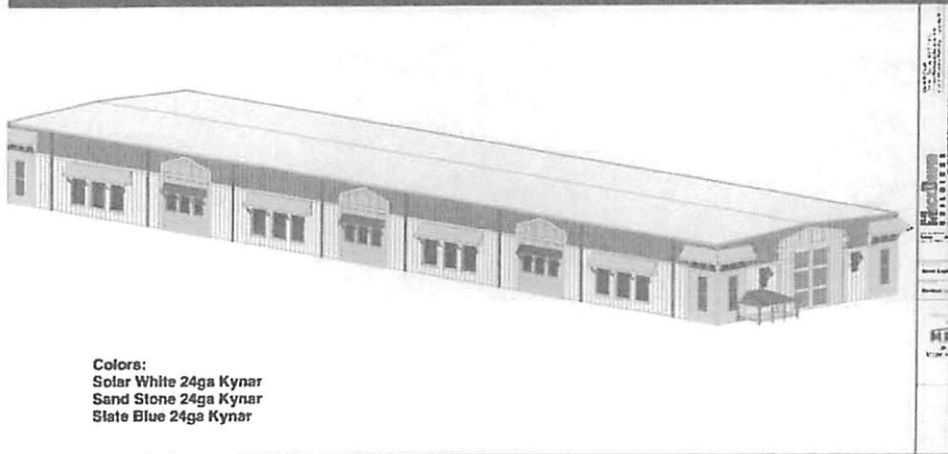
Phone (772) 288-5400

4

Like Comment

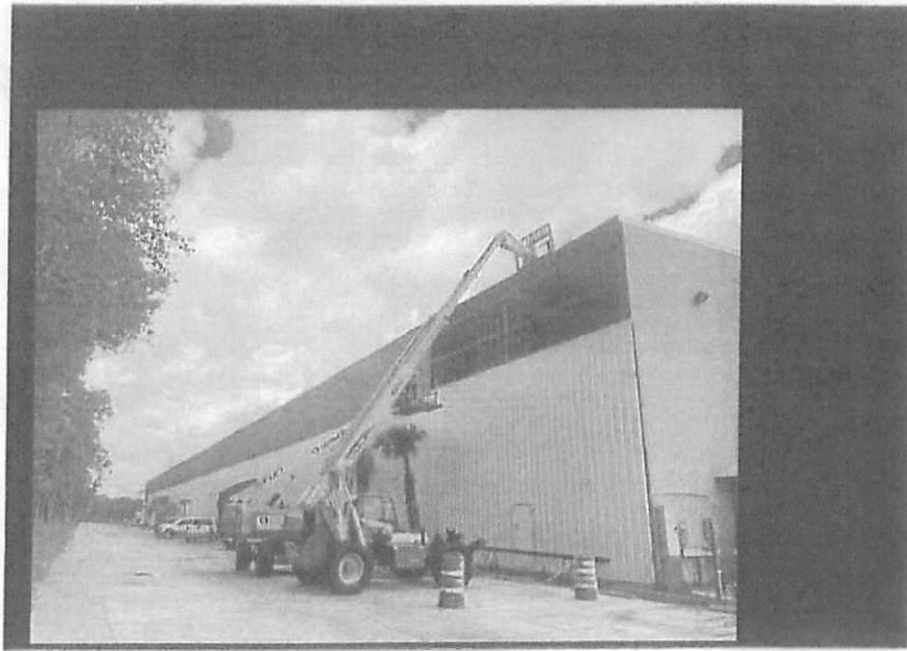
BEFORE





Colors:
Solar White 24ga Kynar
Sand Stone 24ga Kynar
Slate Blue 24ga Kynar

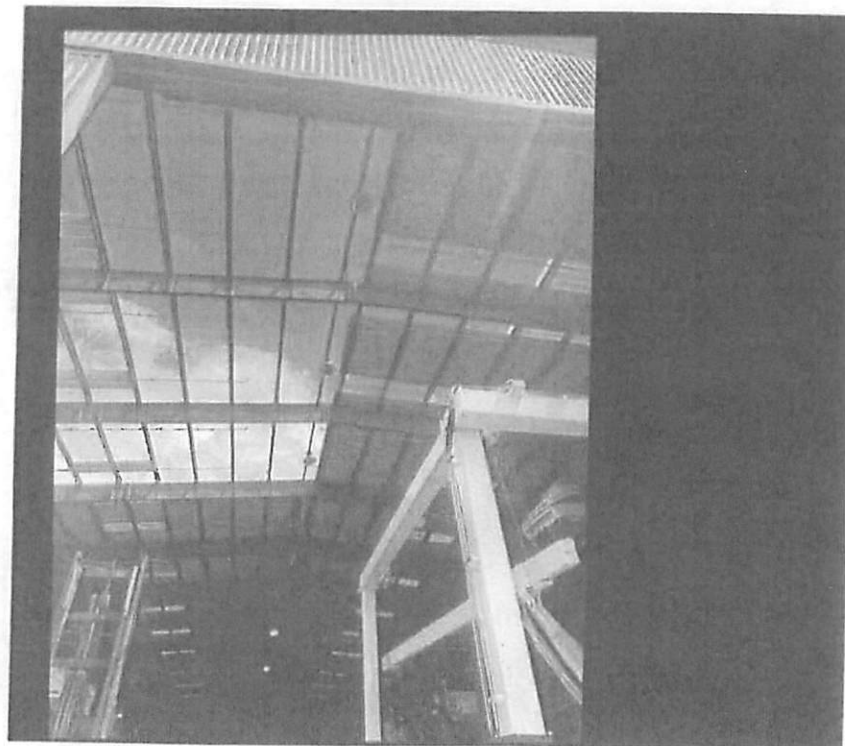
This is what the applicant promised. Clearly a project well over \$50,000. What Larry Massey approved, looks nothing like this. Where are the plans and engineering for this in the Building Dept.?



Meridian Marine
May 16, 2021 · 🌐
New siding is almost complete!

👁 1

👍 Like 💬 Comment ➦ Share

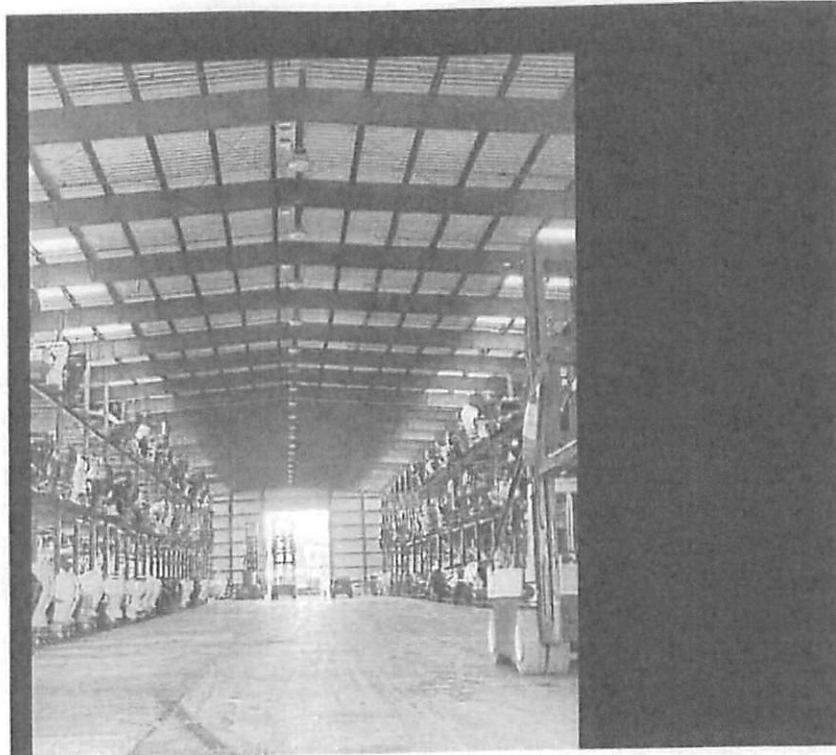


Meridian Marine
March 23, 2021 · 🌐
Replacing the roof on the storage barn.

👁 2

👍 Like 💬 Comment ➦ Share

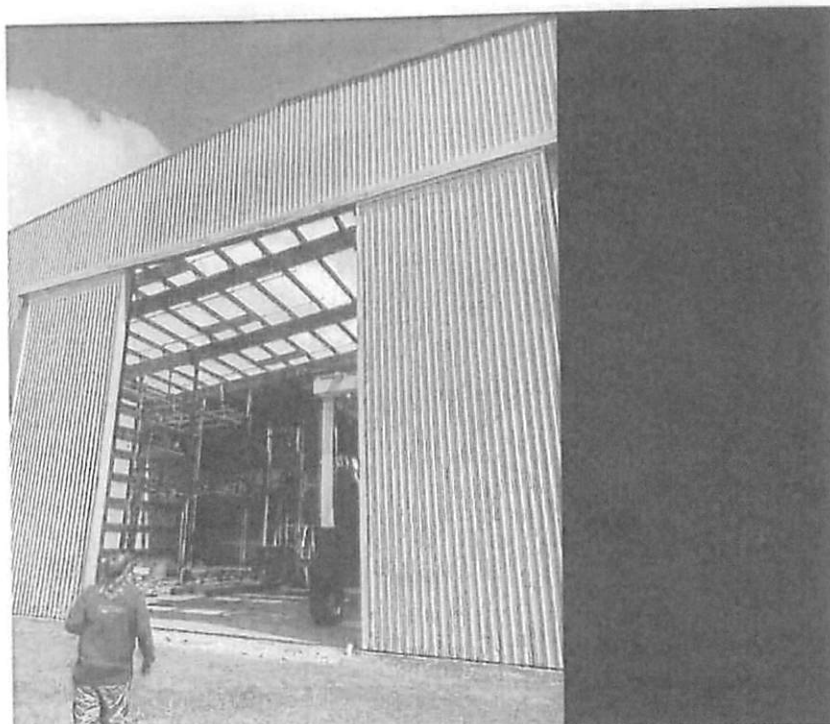
WHERE'S THE ARCHITECTURE?



Meridian Marina
May 16, 2021 · 🌐
The new roof and new beams are complete. No more rusty roof!

👤 1

👍 Like 💬 Comment ➦ Share



Meridian Marina
March 23, 2021 · 🌐
Rikx inspecting Phase 1 of the barn construction.

👤 1

👍 Like 💬 Comment ➦ Share

From: Robin A Cartwright
To: Stacey McKindles
Subject: Re: Meridian Marina Project M035-210 - 79th amendment
Date: Wednesday, August 3, 2022 4:05:37 PM



Thank you, Ms. McKindles. Please forward the following amended question to those you mentioned.

4. Per the Florida State Legislature 163.31771(2)(a): “Accessory dwelling unit” means an ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.

To continue, by definition:

- (4) An application for a building permit to construct an accessory dwelling unit must include an affidavit from the applicant which attests that the unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons.
- (5) Each accessory dwelling unit allowed by an ordinance adopted under this section shall apply toward satisfying the affordable housing component of the housing element in the local government’s comprehensive plan under s. 163.3177.

You have a request for four (4) accessory dwelling units. By this definition you cannot call them that. So what is their purpose? How big will they be? Are you renting them out? Do you have a hotelier license if you are?

Robin

On Aug 3, 2022, at 3:24 PM, Stacey McKindles <comaide5@martin.fl.us> wrote:

Good afternoon Ms. Cartwright,
Thank you for taking the time to express your opinion on this important matter. Each of the Commissioners, Martin County’s Administration and Growth Management has received your email.

Respectfully,

Stacey McKindles
Commission Aide, District 5
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL
(772) 221-1357 (o)
(772) 288-5432 (f)

From: Robin Cartwright <robin.a.cartwright@gmail.com>
Sent: Wednesday, August 3, 2022 2:29 PM
To: Comish <Comish@martin.fl.us>

Subject: Meridian Marina Project M035-210 - 79th amendment



Good afternoon, Commissioners -

On Tuesday you are supposed to hear a request to approve the 79th amendment for the Meridian Marina project. The report from staff is recommending you approve this request. Here are my questions I've asked of the applicant. If they have been asked or addressed, the responses are not able to be found in the provided information in advance of Tuesday's meeting.

1. You have a variance request for parking. Required is 214 spaces. You are proposing 151. Why so few?
2. You are increasing the approved number of boats to 540 total. How do you remedy this with the amount of parking spaces especially if you plan on having a restaurant?
3. Why does a Marina need a 3-story 6,000 sq foot restaurant with rooftop event space? If that's the case, then you DEFINITELY don't have sufficient parking.
4. You have a request for four (4) accessory dwelling units. Why? How big will they be? Are you renting them out? Do you have a hotelier license if you are?
5. You have one building that is presumably grandfathered in for 260 boats. Your site plan has a proposal for another building for 140 boats. And then you are proposing external boat racks for 140 more boats.

Regarding the external boat racks for up to 140 boats, the weights listed do not make sense. You have 45k (pounds I presume?) boats at the ground level, 30k / 20k boats on the first level, 15k / 12k boats on the second level, and 10k boats on the top level.

Are those weights per rack, structure, or boat?

6. Your schematic provided shows only three levels. Are you suggesting that the top level of the new outdoor racks will have boats on top?

If so, the new outdoor boat rack structure is drawn at 40 feet. But you will add boats on top that will more than likely be center console with t-tops. Therefore, it can be assumed what people see when they drive by will be closer to 50' if not more. Even if your policy was to not include boats with t-tops, the profile would still be in excess of 40'.

7. The outside boat rack is drafted at 42.47' deep. In the drawing it appears to be right up against the existing dry storage building. How will boats be loaded on to the external boat racks? Do you have to drive through the parking lot past marina members' cars to maneuver a boat on a forklift to load it on to the rack?

According BoatRacks.com, "With the current trend in boat sizes and forklift sizes, most aisles are at least 60' clear."

But wait... The space identified for parking on that side is 59.97 feet.

Not sure how this mathematically works with cars in the parking lot.

If you keep the outdoor racks, then you have to have less parking, which requires an even greater variance.

8. Lastly, the comp plan states that you cannot have a wall plane in excess of 100' nor constitute more than 60% of the building's total length. Your buildings independently and certainly together are in excess of that. And you need four facade elevations. Can you please explain the "commercial design alternative" being recommended?

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From: [Stacey McKindles](#)
To: [Denny Dennis](#)
Subject: RE: Meridian Marina M035-210
Date: Wednesday, August 3, 2022 2:33:00 PM

Thank you for taking the time to express your opinion on this important subject. Each of the Commissioners and the Martin County's Administration has received your email.

Respectfully,

Stacey McKindles
Commission Aide, District 5
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL
(772) 221-1357 (o)
(772) 288-5432 (f)

From: Denny Dennis <Denny.1946@outlook.com>
Sent: Tuesday, August 2, 2022 12:05 PM
To: Comish <Comish@martin.fl.us>
Subject: Meridian Marina M035-210



Dear Commissioners,

This property was built, approved, and developed to be visually pleasing to the landscape of our beautiful town of Palm City. It appears our out-of-state developer wishes to violate the covenants that approved this building from day one with an industrial exposed outside rack system, which is in direct violation of the architecture mandated on this property to be contiguous throughout the building. See Section 4.872 of our comp plan. This is a 100,000-square-foot+ pill box with a proposed industrial, commercial framework exposed for all to see. Approving this will forever change the visual landscape of our beautiful community. This was never intended from the beginning and should not be approved for the future. The original intention was a kinder, gentler look with appealing architecture, not an industrial, commercial framework that you do not see anywhere within this area of Palm City. Let me ask the question, how are they getting away with all of this?

The proposed restaurant was never an intended use, and you change the consequences forever by changing an intended use. The noise and the traffic were never contemplated for this property and should not be allowed. One can only surmise the consequences of quiet evenings once the marina operations stop in the early evening that we currently enjoy. A restaurant would continue its business, disrupting our neighborhood and enjoying our quiet evenings overlooking the river. It was never intended for this and should not be allowed. One only has to leave your window open in the evening or sit on your balcony to have the cause and effect of a Sailors Return type venue which can be

heard all over the neighborhood. While nothing can be done about the City of Stuart and their poor planning with this type of venue, this is Palm City in Martin County. This residential neighborhood should have quiet enjoyment instead of the consequences of a use change. This area is all residential, except for the marina. We moved here for the parks, the water, and the peace and quiet. I didn't mind the marina, it was here, but there was never a restaurant approved for that building. Never.

You may have seen the ORCA pollution maps published in TCPalm, the area around the marina stood out on those maps. Our river is a way of life; it rises and falls every day. When companies pollute our river, they rob us of the very lifestyle we live here to enjoy. Allowing these companies to pollute our waters, whether intended or not, is their responsibility, not ours. The spillage from a basin owned by this company contaminates our tributary and should not be allowed to continue. We that live here are stakeholders; they are not. So once again, the consequences of their actions destroy the very fabric of our community. Make them clean up their mess and make them responsible for it in the future.

Don't approve these outdoor racks when other viable options adhere to our community and comp plan. Over the years, I've seen many proposed expansions for up to 600 indoor racks; not one plan has ever proposed outside industrial storage racks that do not meet the facade requirements. Not one. Indoor racks can be achieved; it just costs money. This developer wants to achieve a high number of racks as cheap as possible at the cost of the character and charm of our community while he takes his profits back to Texas. Marina operators come and go, but we will be stuck with these hideous outdoor racks forever. Why should our community have to pay this price just because this developer does not want to spend the money to build this out properly? If he can't afford to do so, then simply don't do it.

Denny

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RE: M035-210 - Meridian Marina

I was excited when Texas bought the marina and said he had \$10 million to improve the property. Finally, it would be built into something beautiful, not just a huge old pill box plunked in the middle of our neighborhood. Sadly, here we go again. Slick out-of-state developers trying to change our Martin County for the sole purpose of lining their pockets. Commissioners, what is going on here? Meridian Marina was bought by a large out-of-state marina corporation headquartered in Texas. Since then, you have allowed Texas to erect two huge tents that are enormous eyesores and certainly won't withstand a hurricane, which they use to repair boats under. How is that legal? You also allowed Texas to put on an entire new roof with no permit, and replace the entire south side of the barn with a permit that says replace panels as needed, it was the entire 500' wall! They put it all on Facebook. I have to get a permit to put shutters up, but Texas does not have to get a permit to replace the entire roof on a 62,000 sq. ft. building! This smells of a big Texas payoff. We needed permits for tents at Palm Fest, a truly local community event, not an industrial play for the repair of boats. Nowhere else in Palm City will you find repair facilities working out of tents that haven't met the simplest building and fire codes. Yet you have allowed them to do this. For Texas, you look the other way. What about us, the people who elect you and who you represent? What is Texas doing for you?

The Admiralty shares part of the basin with the marina. The marina owns the basin, and we are at their mercy to have the basin dredged. We have been promised for 2 decades that it would be dredged as it is shallow and full of polluted muck. Have you seen the pollution maps done by ORCA? I've included a couple maps; this is a very residential area, and the ONLY business here is the marina, so I think it is pretty obvious the source of the pollution. If you approve this development, I hope you at least make them dredge out the muck and the plume of polluted muck emanating from their basin. The Atlantic Point developer is a local, cares about our river, and did that in front of their marina without even being asked to. I bet Texas hasn't offered that! Dredging the polluted muck out is a drop in the bucket for their budget, and it would help our river immensely. The Indian Riverkeeper used to say the river is dying a death from 1000 cuts; well, the reverse is true; everything we do to clean the river will heal those 1000 cuts, one slice at a time. Texas should pony up and clean their muck.

This was never intended to be an industrial outdoor boat storage area. Look at what the BOCC originally passed and intended for this area compared to this plan. Night and day! Passage of time should not be the excuse to morph our beautiful Palm City into an industrial looking area. That is what those ugly outdoor storage racks will do! Texas treats the primary facade, the side every visitor to Pendarvis Park and every resident off of Chapman sees every day, like a junkyard, look at the tents and old boats. No wonder he wants to put ugly outdoor racks there; he treats it like the back of the property that no one sees, not the front that it is! We do see it! Please, make Texas build something in compliance with our comp plan and what it was intended and approved for, a facility that is appealing to the eye and fits in with the culture of the neighborhood.

And please, make sure this monstrosity does not breach the 4 story height limit; all we need is to see boats 60' up in the air! If you approve these ugly industrial outdoor racks, there is no roof to ensure everything is below 40'. What will stop them from putting boats with towers or t-tops on the top rack, which would egregiously surpass the 40' height limit? **The ugly outside storage racks should be inside a building**; we are not in an industrial area. We have two beautiful parks, Justin Wilson and Pendarvis, wetlands, and the river. This area of Palm City is all residential, except for the marina. I'm not sure how that happened; it is already out of place, but for heaven's sake, please don't let them put some industrial outdoor rack system up. Stay with a look that was originally approved and intended; the racks are ugly!

In fact, these racks violate our comp plan! According to the Staff Report dated 11/24/2021, the west and north facades of the building are considered primary facades. Texas wants to put the industrial racks along the entire north facade. Section 4.872 dictates (see attached), *"Facades should be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale."* Please, drive through our community, we are residential, and the only addition allowed should be architecturally pleasing to fit in with the neighborhood as dictated in our Comp Plan and what was approved by the BOCC. How are ugly industrial outdoor racks on the north facade even remotely allowed according to our own codes? We have to look at this "primary facade" every day. It should be beautiful architecture, not ugly industrial boat racks! Every visitor to Pendarvis Park will have to look at those racks entering and leaving the Pendarvis Park. Texas doesn't want to build an architecturally pleasing building for our community because he doesn't live here, and he doesn't have to look at it every day. If he did, he would realize they are not consistent with our community's identity and character. All Texas cares about is lining his pockets with the money he is making from our community. I really hope you do not allow this outdoor storage system here. Palm City is doing so many improvements that make it appealing to the eye and family-friendly. Just check out the beautification on Mapp Rd. These industrial racks do not belong in our residential neighborhood, this marina should expand with INDOOR storage, not ugly outdoor boat racks. I am not opposed to him increasing his business, but this is not fair to our community to plunk industrial type racks in the front yard. Please only approve racks that are inside an architecturally pleasing building, as was the original intent of the Marina Village PUD. Marina owners come and go, but we will be left with this ugly monstrosity forever.

Slick Texas also is asking for 4 accessory dwelling units (ADW). What? Those have never been approved and certainly are not needed at a business that operates only during the day. I have to wonder if Texas isn't trying to pull a fast one so he has 4 waterfront apartments to rent out in our hot, money-making rental market. Here are some comparable area dry stack marinas and the number of ADWs recorded.

Riverwatch 0

Atlantic Point Marina 0

Sundance Marina 0

Manatee Marina 0

Considering the brief history Texas has had in this county and has immediately finagled major site work without permits, I wonder why Texas is trying to sneak in 4 apartments under the ADW, ADW's are obsolete in the drystack marina business. Then he wants to build a restaurant with a rooftop bar! The County seems to be bending over backward for him, letting him have the tent/repairs without permits, reducing setbacks for his monstrosity, all the while leaving us residents to twist in the wind and be stuck with whatever Texas wants to build, regardless of what it does to our beautiful and quiet neighborhood. I question the reduction in parking. Being this is something that can be adjusted by a "decision-maker," what parameters did the decision maker use to delete 63 required spaces by code? Is this the same "decision-maker" that let him replace an entire roof and beams without any permit? I get it, the more Texas can build and not adhere to our comp plan, the more money he can take back to Texas, but we are the ones who will forever have to live with the consequences.

I wonder when, not if, you are going to ask us residents for another tax increase while letting outside developers like Texas off the hook? Let's make the outside developers stick to our comp plan and rules. Sweetheart deals, variances, and comp plan amendments have no place here when it damages our community. We have to stick by the rules, so should they.

This company's profits go back to Texas; they are not involved in our community or care about the river; they are just trying to build things that do not fit the culture of our community for nothing more than to pad their pockets at our expense.

Commissioners, things just don't seem on the up and up with all of this. Please just do your job. No favoritism to greedy, outside developers. WE live here. WE love our Martin County. WE love our river. WE legally obtain needed permits! WE love our peaceful neighborhood, and WE vote locally, Texas does not. Restaurants and bars belong in the commercial area of Palm City, not here. This is an incredibly unique location, please take the time to stroll down Chapman Way and you will understand. This entire area is all residential except for the marina, please don't add more traffic, chaos, and disruptions with a bar and restaurant. Traffic is already becoming a nightmare in the area. The marina with INSIDE storage is fine, bars and restaurants are not fine in this area. Protect us, our county, our river. No to ugly outside industrial storage racks, they don't belong in this part of Palm City! Those racks are a direct violation of our Comp Plan and primary facade requirements. No to apartments, I mean accessory dwelling units. No to the restaurant - save our residential neighborhood! And tell them to clean the muck up!

Very Concerned in Palm City

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

Unresolved Issues:

Item #1:

Generic Comp Plan Compliance-GMD

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

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

Unresolved issues:

1. Provide the floor plans and elevations for the restaurant, sales and operations building, including the accessory dwelling units.
2. The boat storage building appears to have a pitched roof. Show the building height to the mean height of the roof per Sec. 3.14 LDR.
3. Parking: The parking rate for Restaurants is 1.5 spaces per 100 sq. ft.
A parking rate adjustment may be warranted with a shared parking rate analysis.
4. Show the percentage of building coverage in the data table. A maximum of 50% is permitted in the Commercial Waterfront land use.

Item #1: 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

Unresolved issues:

1. Provide all four façade elevations of the building with the direction it faces labeled.

2. 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.
3. Sec. 4.872.C. Primary Facades. All primary facades shall consist of at least 4 design features along a minimum of 50% of the horizontal length. (see section 4.872.C. LDRs)
4. Sec. 4.872.F Roofs. Peaked roofs shall provide at least 2 roof slope planes and have a minimum slope of 1/3.
5. Sec. 4.872.G Customer entrances. All commercial buildings should have clearly defined entryways. Commercial buildings of more than 10,000 sq. ft. shall provide an outdoor patio area of a minimum of 200 sq. ft.
6. Sec. 4.872.H. Materials and color. Identify the materials and provide the colors used on the primary facades. The secondary facades shall use compatible materials and colors.
7. Sec. 4.873.B. Bicycle and pedestrian amenities. Provide the required bike racks and benches for a 100,000 sq. ft. plus building.
8. Sec. 4.874. Alternative Compliance. If alternative compliance is sought for any of the above requirements, list the section of code and provide for alternative measures or reasons that the requirement cannot be met.

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

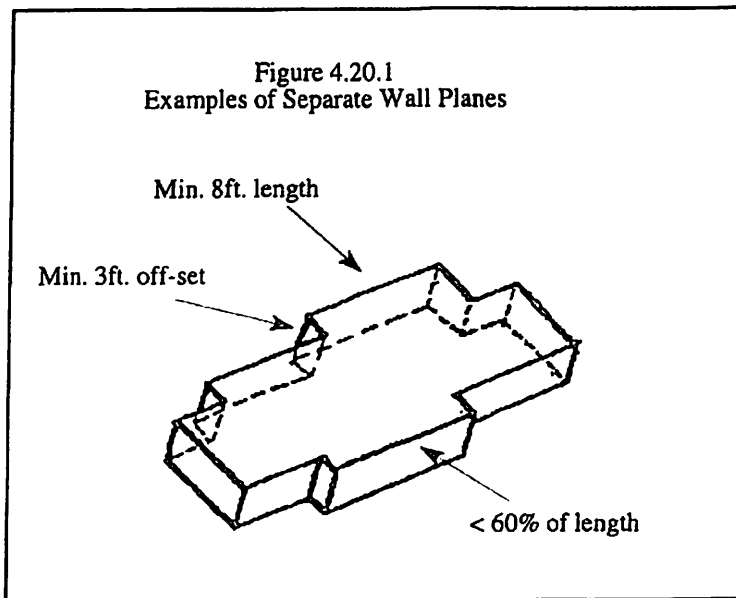
Unresolved Issues:

Item#1: Site Plan

Sec. 4.872. Architectural design standards.

4.872.A. *Purpose and intent.* All commercial buildings and structures should be designed to maintain and enhance the attractiveness of the streetscape and the existing architectural design of the community. Buildings and structures should have architectural features and patterns that reflect human scale and proportions, reduce massing and recognize local character. Facades should be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale.

4.872.B. *Control of building mass.* On the ground floor of any primary facade, no continuous wall plane shall exceed 100 linear feet, nor shall any single wall plane constitute more than 60 percent of a building's total length. A wall plane shall be off-set a minimum of three feet from the adjacent wall plane and be a minimum of eight feet in length to be considered a separate wall plane. However, any portion of a wall plane having a pedestrian arcade extending a minimum of eight feet out from such wall, shall be considered a separate wall plane, provided that such arcade does not extend uninterrupted farther than 120 linear feet.



Separate Wall Planes

4.872.C. *Primary facades.*

1. *Consistent architectural style.* The primary facades of all buildings and structures shall be designed with consistent architectural style, detail and trim features.
2. *Minimum design elements.* All primary facades on the ground floor shall have at least four of the following design features along a minimum of 50 percent of their horizontal length.
 - a. Awnings, located over windows or doors, in increments of ten feet or less in length.
 - b. Overhanging eaves, extending out from the wall at least three feet, with a minimum eight-inch fascia.
 - c. Pedestrian arcades, a minimum of eight feet in width and length.

-
- d. Raised parapet over a customer entrance.
 - e. Peaked roof forms.
 - f. Windows.
 - g. Decorative light fixtures.
 - h. Clock or bell towers.
 - i. Artwork, such as but not limited to sculpture, mosaic, glass block, opaque art glass, or relief work.
 - j. Architectural details other than those listed above, which are integrated into the building and overall design. Examples of architectural details include, but are not limited to relief and reveal work, tile mosaic, decorative columns, pilasters or sculpture.
3. *Limitations on blank wall areas.* Blank wall areas shall not exceed ten feet in vertical direction and 20 feet in horizontal direction on any primary facade. Control and expansion joints shall be considered blank wall area unless used as a decorative pattern. Wall areas that are adorned using at least one of the design features set forth in paragraph 2., above, shall not be considered blank wall areas. Walls that are adjacent to a pedestrian arcade shall not be considered blank wall areas.
 4. *Windows.* Windows shall include visually prominent sills, shutters, stucco reliefs, awnings or other such forms of framing.
 5. *Major intersections.* In addition to all other requirements of this subsection 4.872.C., developments located at an intersection of two or more arterial or collector streets shall provide a prominent architectural feature such as, but not limited to a monument, sculpture or clock tower, to emphasize their location as gateways and transition points within the community.
 6. *Artwork for large commercial developments.* In addition to all other requirements of this subsection 4.872.C., large commercial developments shall provide a public display of artwork, such as but not limited to sculpture, mural, or tile mosaic. The artwork may be placed on any outdoor portion of the site which is available for public viewing. Developers providing artwork in accordance with this paragraph are encouraged to coordinate with the Public Art Advisory Board.
- 4.872.D. *Secondary facades.* Although the design standards of subsection 4.872.C., above, do not apply to secondary facades, the secondary facades of each building shall be consistent with the primary facade in terms of the exterior finish and colors used. For example, if the dominant exterior finish of the primary facade is stucco with beige paint and white trim, the secondary facades of the building shall include a similar stucco finish, beige paint and white trim.
- 4.872.E. *Parking structures.*
1. A minimum of 60 percent of any primary facade of a parking structure shall have at least one of the following:
 - a. Decorative metal grill-work or similar detailing which provides texture and partially covers the parking structure opening(s); or
 - b. Vertical trellises extending a minimum of 20 feet in height or to the top of the parking structure, whichever is less, covering at least 50 percent of the primary facade).
 2. When a parking structure is an accessory structure within a larger development, the facades of such parking structure shall be consistent with the primary facades of other buildings within the development in terms of the exterior finish and colors used. For example, if the dominant exterior finish of the primary facades of the other buildings is stucco with beige paint and white trim, the facades of the parking structure shall include a similar stucco finish, beige paint and white trim.
-

4.872.F. Roofs.

1. Generally. Variations in roof lines shall be used to add interest to and reduce the massing of buildings (see figure 4.20.2 for examples). Roof features should be in scale with building mass and should complement the character of adjoining or adjacent buildings and neighborhoods wherever possible. Roofing material should be constructed of durable high quality materials in order to enhance the appearance and attractiveness of the community.
2. Flat roofs shall:
 - a. Have a parapet of at least 12 inches in height along any primary facade and shall have at least two changes in height of a minimum of two feet along each primary facade.
 - b. Provide a three-dimensional cornice treatment along the entire length of the primary facade. The cornice treatments shall be a minimum of 12 inches in height and have a minimum of three reliefs.
3. Peaked roofs shall:
 - a. Provide at least two roof slope planes per primary facade, where the primary facade is less than 40 feet in horizontal length, or at least three roof slope planes where the primary facade is 40 feet or longer in horizontal length.
 - b. Not exceed the average height of the supporting walls.
 - c. Have an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to an average slope of one foot of vertical rise for every one foot of horizontal run.
4. Asphalt shingles shall be prohibited, except for 320 pound, 30-year architectural grade or better shingles which otherwise meet all requirements of the Florida Building Code.

M035-210
1400 CHAPMAN WAY
PALM CITY, FL 34990

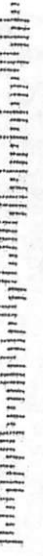
WEST PALM BCH FL

1 AUG 2022 PM



MARTIN COUNTY BOARD OF COMMISS
SARAH HEARD
2401 SE MONTEREY RD
STUART, FL 34996

34996-339799

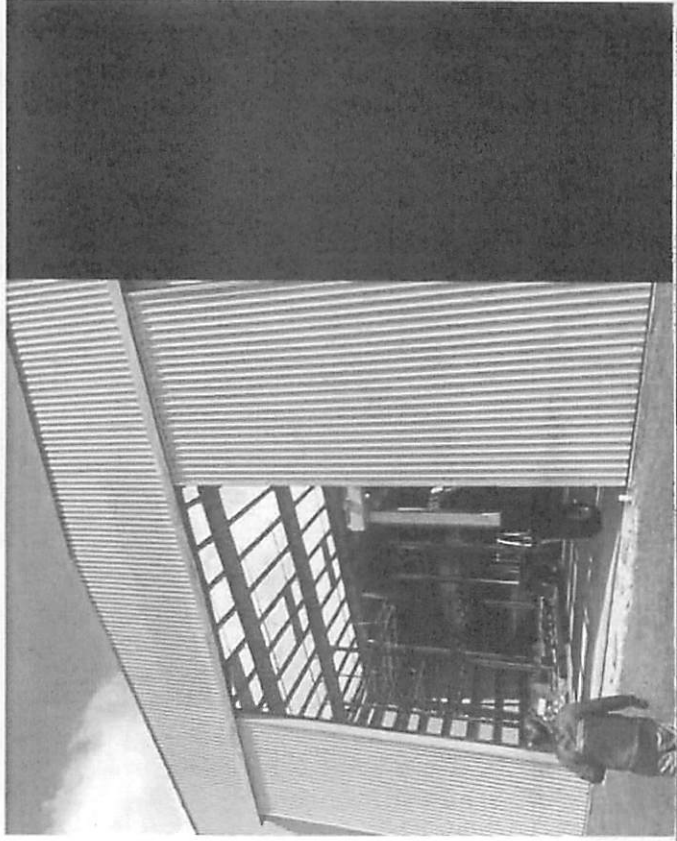


MARCH 4, 2017 · 1

Rick inspecting Phase 1 of the barn construction.

1

Like Comment Share



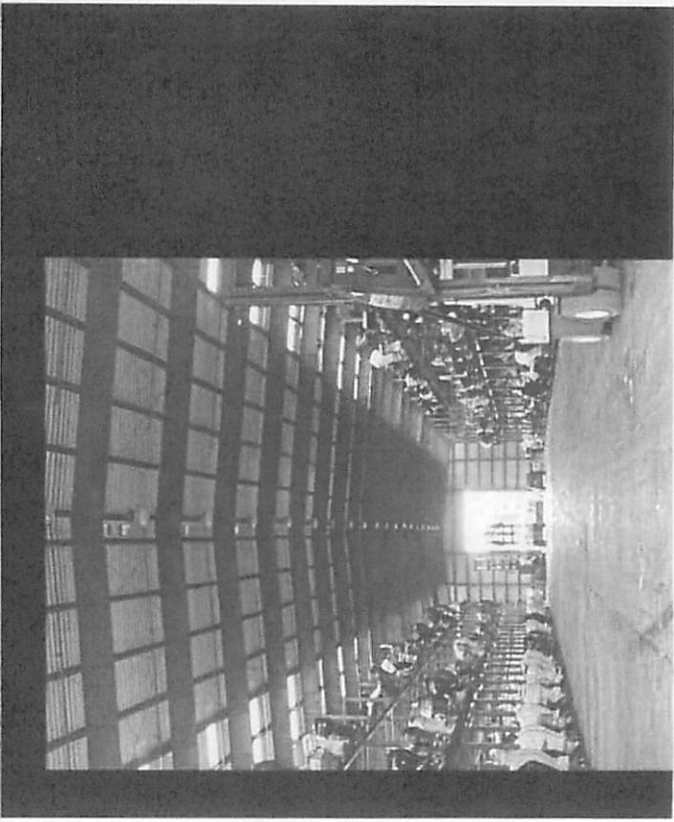
Meridian Marica

May 10, 2017 · 1

The new roof and light beams are complete. No more rainy roof!

1

Like Comment Share



Meridian Marina
May 16, 2021 · 6

New siding is almost complete!

1

Like Comment Share



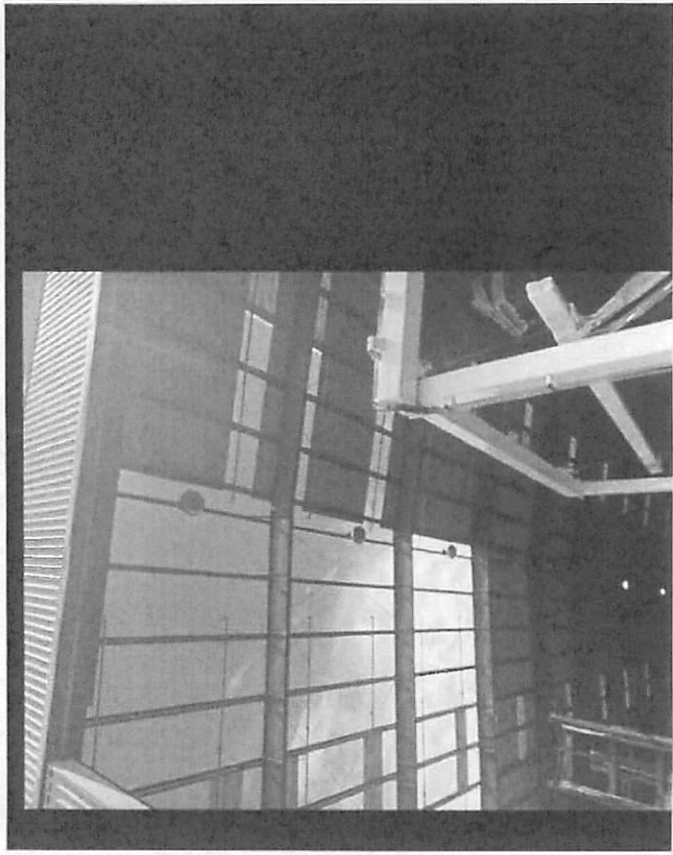
Meridian Marina

May 16, 2021 · 6

Replacing the roof on the storage barn

2

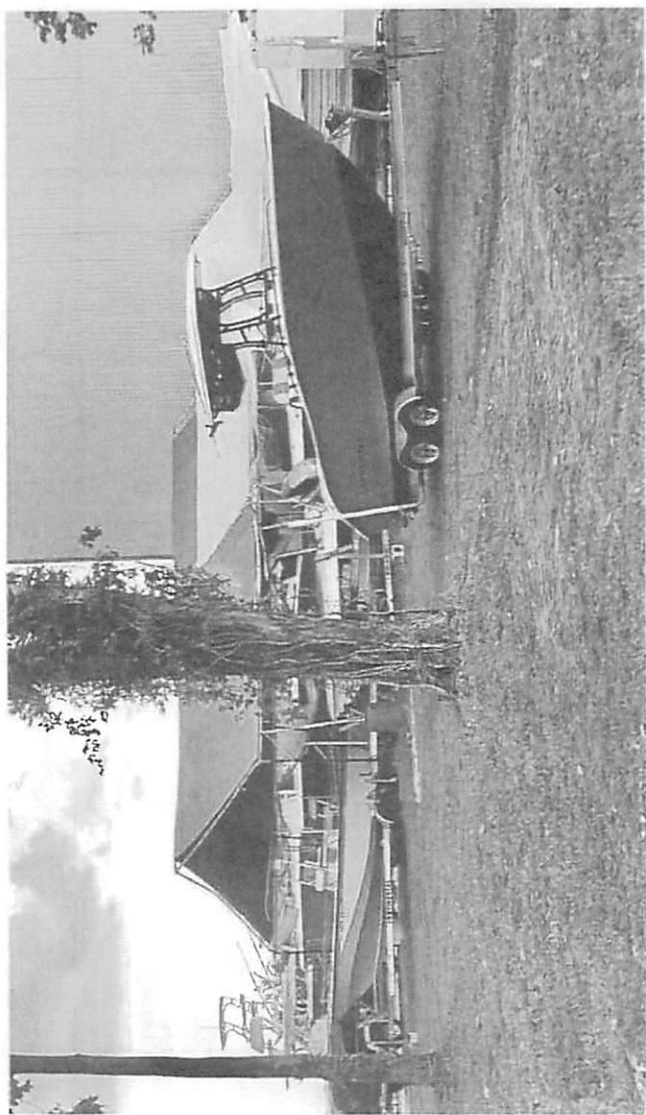
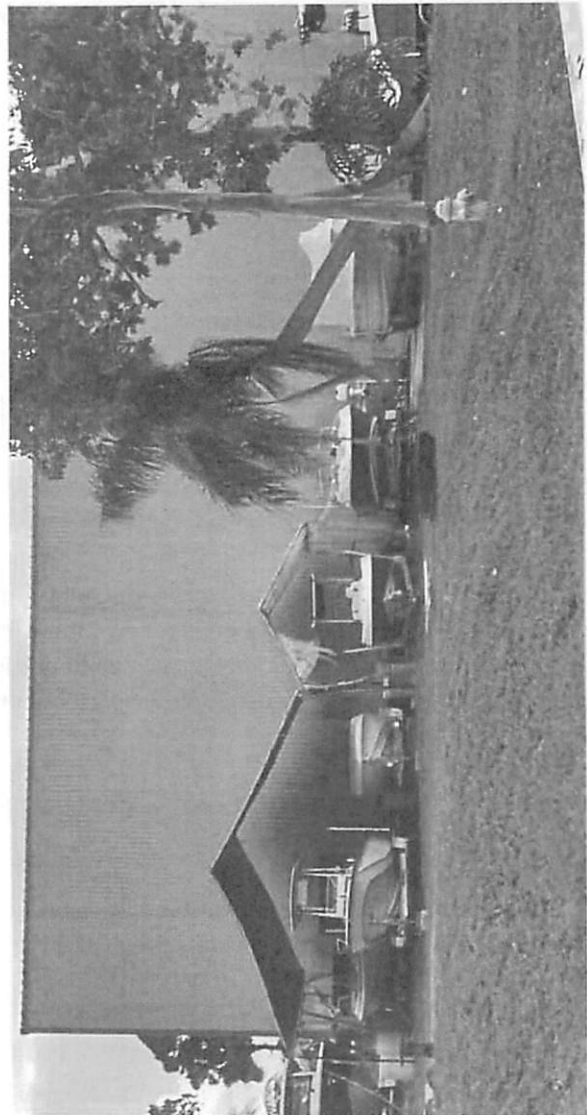
Like Comment Share



South Fork 2021

Pure Water Glyphosate
mg/L





Chelsea Love

From: Russell Accardi <rtaccardi@aim.com>
Sent: Monday, August 8, 2022 1:32 PM
To: Comish
Subject: Meridian Marina Project

This Email Sent From External Sender

For whom it may concern,

As a resident of Palm City I want to express my full support of the Meridian Marina renovations to the now delapidated restaurant on the water. I think to build a new family friendly restaurant that people living in the area can go to both by land but especially by boat would be an excellent addition to the area. There are currently few places that can be accessed by boat on the water and would be a great enhancement to the area for both full time residents, as well as visitors to this area.

There is also currently a shortage of boat indoor boat storage in this area. This is important especially due to hurricane season.

I hope you will consider moving forward with this proposed project.

Russell Accardi

Chelsea Love

From: joseph cox <coxjb27@gmail.com>
Sent: Monday, August 8, 2022 11:32 AM
To: Comish
Subject: Meridian Marina expansion

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

First of all let me say Thank You for the opportunity to send you this email and voice my support for the Meridian Marina expansion projects and to say the least I couldn't be any more excited to see the projects Meridian Marina is looking to move forward with. In regards to the boat storage expansion I see no reason for concern as Meridian Marina has plenty of extra space/land to provide parking for its customers and will not affect traffic or surrounding homeowners by parking on the side of the road, right of way, etc.. Also along with that project comes new concrete parking, driveways, boat storage pads, dredging, seawalls, landscaping and a more organized and beautiful look to the property and to bring the property as far as a boat storage facility up to its full potential for Palm City residents/boaters. In regards to the Marina sales and waterfront restaurant I think a majority of Palm City residents and boaters have been dying to have a waterfront place to eat, relax and enjoy the St. Lucie river waterfront without having to cross the bridge and go to Stuart in order to achieve this atmosphere and with Palm City being a small, quiet, family oriented community I don't see any reason this restaurant and Meridian Marina won't serve us as a community with those same values in mind. Austin, Rick and Jenny have been working since day one of the purchase of this place in order to move it forward and make it a great family oriented place for the boaters of Palm City. The respect that I have for those 3 and their staff is what has led me to writing this email and allowing them to unlock it's full potential in my mind would make it exactly what Palm City needs. I can't think of any better group of folks that I would want to move this project forward and provide me, my wife and kids with a family oriented waterfront experience right here in Palm City. Thanks so much for hearing me out and have a great day.

Chelsea Love

From: Joe Dargavage <joe@romorabay.com>
Sent: Monday, August 8, 2022 10:38 AM
To: Comish
Subject: Meridian Dry Storage Expansion

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

August 8, 2022

Dear Martin County Commissioners:

As a life long boater in Martin County, and a member of the South Florida boating and yachting business community for 30 years, I stand in full support of the Meridian Dry Storage expansion.

Palm City has seen amazing growth over the last five years, and though we must always keep over development in check, Meridian offers a service to our boating community that is well needed and in great shortage. What they are looking to do, replace a closed restaurant facility (already built) and expand on the storage facility, that is full, full with boats of our Martin County residents, should be seen by a true positive by the Commission.

Lastly, I have known Jenny and Austin Cameron for many years, from both a professional (fellow marina owner) and personal level. They are extremely well respected in the boating community and are an excellent addition to both Martin County and Palm City.

I hope that the Commission see's the importance of boating too the Martin County Community, and votes in Meridians favor.

Most Kindly

Joe Dargavage

JOSEPH A. DARGAVAGE | Owner

United Isalnd & Yacht – South Florida & Bahamas
Romora Bay Resort & Marina, Harbour Island

Proud Member:
Association of Bahamas Marinas (ABM) – 2022 President

Board Member:
USSA – US Superyacht Association
Seafarers' House at Port Everglades
Bahamas Hotel & Tourism Association
IYBA- International Yacht Brokers Association
MIASF – Marine Industry Association of South Florida
Broward County Boys & Girls Club

Chelsea Love

From: jeanne@jvdestimating.com
Sent: Monday, August 8, 2022 10:50 AM
To: Comish
Subject: Meridian Marina M035-210

**Caution: This email originated from an external source.
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I support both the Meridian Marina restaurant project and the additional boat storage. My husband and I live in Lighthouse Point and would welcome a new waterfront restaurant on our side of the river. I believe the location is perfect for this type of venue and would enhance nearby property values as well.

Please vote in favor of this project.

Sincerely,
Jeanne Ertle
1459 SW Dyer Point Rd, Palm City
407-432-3681

Chelsea Love

From: Laura Garcia-Bartenfelder <laura@unitedislandandyacht.com>
Sent: Monday, August 8, 2022 9:01 AM
To: Comish
Subject: Meridian Marina M035-210

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Good Morning

I am writing this email to show support for the Meridian Marina's project to have more boat storage and also a waterfront restaurant. I am a resident of Palm City and also in the yachting business. We are in desperate need of more boat storage as more and more residents are purchasing boats without a place to keep them safely. I also am so excited about a waterfront restaurant in Palm City – it will only be beneficial to our community.

Regards

Laura Garcia



Agency & Shore Support



Laura Garcia-Bartenfelder

Partner

United Island & Yacht

1091 SE 17th St Causeway

Fort Lauderdale

Florida 33316

Florida – Bahamas

www.unitedislandandyacht.com

laura@unitedislandandyacht.com

352-208-4640



Chelsea Love

From: Bryan Gardner <bgardner@l4telcom.com>
Sent: Monday, August 8, 2022 10:20 AM
To: Comish
Cc: jenny@vipmarinas.com; austin@vipmarinas.com
Subject: Meridian Marina Project - Letter of Support
Attachments: Meridian Marina (Gardner) letter of Support.pdf

**Caution: This email originated from an external source.
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Good morning Commissioners,

My wife Lori and I are resident of the Hamilton Place community that is located directly across Mapp Rd from Meridian Marina. We would like to express our Support of the proposed improvement plans for the Meridian Property that include the expansion of the boat barn and the adding of a restaurant.

The property has been in disrepair for a long time, and it is nice seeing that the property is finally being cared for. Based on the fact that all of the local boat storage facilities are at capacity, the additional boat storage space is definitely needed, especially for larger boats, since most dry boat storage facilities top out at 28ft. I also think that it will be nice to have a waterfront restaurant here in Palm City.

After meet with and discussing the project with the new owners personally, I feel confident that the project will be a success and will be a positive addition to our community.

Please see attached letter of support that I would like to have included for the record at tomorrow's meeting. Thanks in advance for supporting this project.

Sincerely,

Bryan K. Gardner
1550 SW Prosperity Way
Palm City, FL 34990

Chelsea Love

From: crgrlty@aol.com
Sent: Monday, August 8, 2022 10:09 AM
To: Comish
Subject: Restaurant at Meridian Marina

**Caution: This email originated from an external source.
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Hello All:

My name is Charles Glover, I live in Palm City. I have been here 11 years. I grew up in Ft pierce and I love living here in Martin County.

I am super excited about getting a waterfront restaurant in Palm City. I think it would be a great way to spend an evening with my friends without having to worry about driving and parking downtown.

I urge you to approve the restaurant.

Chelsea Love

From: Michael Kavanagh <m.j.kavanagh@comcast.net>
Sent: Monday, August 8, 2022 9:33 AM
To: Comish
Subject: We Support Meridian Marina M035-210

This Email Sent From External Sender

This email expresses our support for the planned improvements to the Meridian Marina in Palm City and the addition of a restaurant to the property. We have been residents of Stuart for over 20 years. We were originally attracted to the area by its natural beauty and the abundance of water and water based activities. We have been boaters nearly our entire lives and the boat lifestyle in our community is amazing. During the pandemic we decided to buy a larger boat to expand our boating opportunities. Purchasing the boat ended up being the easy part. We were stunned to learn that in the Stuart/Jensen Beach/Palm City area there were virtually no slips available for our boat (33'). That is when we learned that Austin and Jenny Cameron had purchased the Meridian Marina.

We had heard that the Meridian Marina did not have a great reputation so I asked for an opportunity to meet the new owner. Austin met the same day with my wife and I and spent over an hour with us walking us through their vision for the property. We became customers and to this day the Camerons have done everything they said they would do. They have refurbished a run down eyesore into one of the nicer storage facilities in the area. They invested heavily in the infrastructure surrounding the building. They cleaned up the overgrown pond/water feature and made into an asset for the neighborhood. The remaining improvements- new docks, replacing the dilapidated seawall, adding additional storage and a new restaurant- were all part of the vision that Austin described. We are confident that the Camerons will complete the balance of the plan with the same professionalism, quality and sensitivity for the neighborhood that has been evident since the day that they took over the facility.

Martin County needs this facility. In a county where boating opportunities are nearly unmatched, the dearth of storage capabilities is stunning. We know of many of our Stuart neighbors that store their boats in Jupiter or Ft. Pierce because there is nowhere available in Stuart. A new waterfront restaurant in the area would also be a tremendous asset to Martin County and Palm City (which to my knowledge currently has zero). And unlike most waterfront restaurants in the area, Meridian has ample parking on property. The community will be a better place with this project.

The Camerons have been absolutely true to their word on everything they've done. They are accessible (living on site for a large part of the year), honest and an asset to Martin County. We need to attract more people like the Camerons to the county, not push them away.

We encourage the commissioners to approve this project.

Sincerely,

Michael & Jacqueline Kavanagh
579 NE Plantation Road, S210
Stuart, FL 34996
m.j.kavanagh@comcast.net

Chelsea Love

From: Tyler Lieberman <tylerlieberman@gmail.com>
Sent: Monday, August 8, 2022 12:34 PM
To: Comish
Subject: Meridian Marina M035-210

**Caution: This email originated from an external source.
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Good Afternoon,

I am writing in reference to the Meridian Marina site plan. I am a resident of Palm City and want to voice how much we need the improvements planned at this space. My Family continues to drive out of Palm City to frequent restaurants on the water. How great would it be if we could keep the money being spent by the residents of Palm City in Palm City Businesses. Each marina and storage facility is on a waiting list to get new boats stored, we are desperate for more storage. Please let me know how my family and I can further support this matter to assist the community.

Tyler Lieberman

Chelsea Love

From: dndlott <dndlott@bellsouth.net>
Sent: Monday, August 8, 2022 11:45 AM
To: Comish
Subject: Meridian Marina Restaurant Proposal

This Email Sent From External Sender

Dear Commissioners of Martin County,

We would like to voice our opinion on the proposed restaurant at the Marina. We are residents at the Admiralty Condos directly adjacent to it. Upon their purchase of the property out of bankruptcy, they began to do numerous repairs that the previous owner neglected. There was significant damage to the sides and roof of the storage barn, whole sheets of siding missing due to previous hurricane damage. We actually had our boat stored there for a couple of years before they purchased it. When we had them launch the boat, we found rusty flakes of metal on the floor of the boat coming from the barn's roof because we were on the top rack. More importantly, there was environmental issues that were never addressed with the previous owner. The "Cameron's" have done a wonderful job with repairing the storage barn and cleaning up the environmental mess. The property looks much better than I have ever seen it. The restaurant will be a magnificent addition to the property on the point. This will give the Palm City residents and neighbors a much needed waterfront restaurant nearby.

In my position as the HOA president (Diane Lott), I have had multiple conversations with the new owners. When they bought the marina 2 years ago, they expressed a sincere interest in meeting their new Admiralty neighbors. So, I set up a meeting for them to introduce themselves to the residents where they brought mock ups of the design and their vision for the the marina.

The restaurant was discussed at that time and there was and continues to be overwhelming support amongst 75% of our community for the restaurant. This is backed up by a poll that was taken last week. The Admiralty is a small community of 5 buildings, 49 units in total. The poll taken showed that the majority of the residents that responded would frequent and support the restaurant.

My husband and I hope that you will approve building the restaurant at the marina's "point" as this will enhance convenience of not having to drive into Stuart to enjoy waterfront dining.

Cordially,

Diane and David Lott
Admiralty Condominiums
Unit 401
954-294-5060

Chelsea Love

From: Mitch Maddren <jettyhopper3057@gmail.com>
Sent: Monday, August 8, 2022 12:07 PM
To: Comish
Subject: Meridian Marina M035-210

This Email Sent From External Sender

Dearest Commissioners,

We are in full support of the requested expansion at Meridian Marina in Palm city. It will be so nice to have additional restaurants especially waterfront. There is already a shortage of inside storage for vessels in our class. What the new owners have done to date, i.e. improvements is unprecedented. And they have just begun.

Anne & Mitch Maddren
jettyhopper3057@gmail.com
Palm City, FL

Chelsea Love

From: joemcduffee <joemcduffee@comcast.net>
Sent: Monday, August 8, 2022 9:58 AM
To: Comish
Subject: Martin County Meridian Project

**Caution: This email originated from an external source.
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I am writing in support of the meridian expansion and restaurant project.

Not everyone has the means to live on and enjoy the Waterfront. In my opinion we need more restaurants on the water, thus allowing the majority of residents an opportunity to relax and experience the beauty of our area. I am sure a waterfront Restaurant in Martin County, specifically Palm City, would be a welcome and profitable addition.

Please approve this project.

Regards,
Joseph McDuffee

Sent from my Galaxy

Chelsea Love

From: MJ McDuffee <m-j@comcast.net>
Sent: Monday, August 8, 2022 9:33 AM
To: Comish
Subject: Meridian expansion and restaurant

This Email Sent From External Sender

I sincerely hope the commission will approve the Meridian expansion and restaurant project in Martin county. I'm sure the county is in need of more boat storage, but I am hopeful the project is passed because this area, as beautiful as it is and as much water surrounds us, has a very limited number of nice waterfront restaurants. A nice comfortable restaurant on the water would be an advantage for Martin county and as a resident of St. Lucie county I can tell you I would gladly make the trip often to frequent the restaurant.

Regards,
MJ McDuffee

Chelsea Love

From: Robert Peterson <petersonrmu6@gmail.com>
Sent: Monday, August 8, 2022 11:49 AM
To: Comish
Subject: Meridian Marina restaurant

This Email Sent From External Sender

To whom it may concern,

I have been a resident of Palm City for over 40 years. And the thought of a new family, Waterfront, restaurant brings a sense of hope for the community. It would truly be one of a kind and offer countless opportunities to the community. Youth employment, added revenue, attraction of surrounding residents, and all within a short walk or bike ride of a majority of Palm City. I have personally witnessed the Improvements that the Austin's have brought to the community, through their efforts to bring the Meridian Marina back from a sad state of disrepair. I see nothing but great things from the welcome addition of the restaurant and the continuing improvement of the Meridian Marina.

Thank you for your consideration,
Robert W. Peterson Jr.

Sent from my iPhone

Chelsea Love

From: Karen Prisco <kjp1029@yahoo.com>
Sent: Monday, August 8, 2022 9:03 AM
To: Comish
Subject: Meridian Marina

**Caution: This email originated from an external source.
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My name is Stephen Prisco I have a second home at the Admiralty condominiums in beautiful Palm city Florida I am a boat owner and I would love the option to have another family friendly waterfront restaurant on this side of the railway bridge which has become a topic of conversation in Martin County the last couple of months due to the excessive amount that the bridge is down causing inconveniences quite often people missing flights because of the unusual length of time the bridges down so to have an option to pull up on our boat or even drive to a restaurant on the water in Palm city I feel as a resident would improve our neighborhood not to mention possibly increase our property value. I met Austin and Jenny shortly after they purchased the marina found them to be very very nice people as well as astute business people first thing I noticed was the American flag hanging off of Matt Road and the new water feature and was quite happy to see that as a pull down Chapman Way so as a businessman myself knowing what it costs just to get projects off the ground to have someone come out of nowhere who claims to be anonymous I think it's a real detriment to this project as well as other projects in the area respectfully Steven Prisco

Sent from Yahoo Mail for iPhone

Chelsea Love

From: Donald F. White <dona1dfwhite@gmail.com>
Sent: Monday, August 8, 2022 10:58 AM
To: Comish
Cc: Grace White; Sydney White; Reagan White; Julianna Reilly; Michael L Reilly
Subject: The Meridian Marina project M035-210 - 1400 SW Chapman Way Palm City

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It has come to our attention that discussion and a possible vote on the Meridian Marina project is about to occur. We collectively want the commission to know our family fully supports the project as presented by our new neighbors, Austin and Jenny Cameron.

Our home is located at 1030 SW Chapman Way, one of four private homes just down the street from the marina. Indeed, we pass the marina multiple times daily to and from our home. We have spent several hours with the Camerons discussing their vision for this property and as residents on Chapman Way we are excited about their vision and the proposed project. Grace and Don have lived virtually our entire adult lives in Martin, built a business here, and are nearly 40 year residents. Sydney and Reagan have lived their entire lives here, are 2022 graduates of Martin County High, and incoming freshmen at UNF in Jacksonville. Grace and Don were excited, when in 1988, as Martin Downs residents, the marina was first built as a part of Peter and Julie Cummings vision for Martin Downs and Palm City in particular. We became one of the first customers of Martin Downs Marina when we moved our 26' Mako from a trailer in outside storage to the "in-and-out" facility on Chapman Way, then one of the finest in the area.

In 1993, we decided to purchase property on the river and bought a home in North River Shores. We moved our boat from the marina to our home and lost track of Martin Downs Marina. However, in 2012, we sold our house on Cocoanut Point and moved back to Palm City (coincidentally on the same street as the Marina). Frankly, we were shocked by the marina's state of disrepair and seriously considered not purchasing our home on Chapman Way because of it. The building was a mess. The property was overgrown. The pond on Mapp Road had become a weed infected mosquito breeding ground. However, we were assured by our realtor the property was under contract and the new owners were going to renovate the property and bring it back to its former glory. The realtor was truthful about the pending sale. What he did not know was the new owners would just make things worse. The building was not improved or repaired, the pond got even more infested, the lift equipment on at least a couple of occasions was in such bad shape, lifts actually fell into the water. The new owners did not help matters. Indeed, they made it worse.

Then, about a year and half ago, we discovered the property had been purchased by Austin and Jenny Cameron when our dog accidentally got out of our yard and ended up at the marina. We met the new manager and we learned about the Camerons and the plans they had for the only marina in Palm City. Nevertheless, we were skeptical. We had heard about the former owners' "big plans" in the past and nothing ever happened. But soon the roof was resurfaced, the pond was cleaned out, and the grass was being cut every week. The old lifts that looked as unsafe as anything on the property were replaced. Finally, a sign went up about a public hearing on changing the property and

we were intrigued. We mentioned it to our neighbors, Mike and Julianna Reilly, who told us they had met the Camerons. He said they were impressed by their vision, and we should meet them as well. We did and we were happy we did. Austin and Jenny Cameron are the real deal. They want Meridian Marina to become the best it can be. They are talking about making an unprecedented multi-million dollar investment in Martin County and Palm City's future that should make us all proud. Their idea of a restaurant on the river run by a top drawer restaurateur is exceptional--there is nothing even remotely like it in Palm City. The expansion, landscape, and parking plan is well thought out and will turn the property into an exceptional marina.

We believe the commission should approve the project request in its entirety. It is good for our neighborhood, for Palm City, and all of Martin County. We are proud to call Austin and Jenny Cameron our neighbors.

Sincerely,

Donald, Grace, Sydney, and Reagan White
1030 SW Chapman Way
Palm City FL 34990



Donald White, AEP, CLU, ChFC
Author & Speaker

P [772.285.0906](tel:772.285.0906) W donaldfwhite.com E donaldfwhite@gmail.com



Chelsea Love

From: Quentin Allen <qallen2000@gmail.com>
Sent: Sunday, August 7, 2022 1:36 PM
To: Comish
Subject: Meriden marina project

This Email Sent From External Sender

To whom it may concern:


This email is to express support for the new waterfront restaurant project Meridian Marina M035.

After living in Palm City for eight years we realize that in order to find waterfront dining we have to cross the bridge to Stuart and would love to have something in our neighborhood that offers waterfront dining. We are extremely excited about the restaurant, which will be a family-friendly waterfront restaurant. We have knowledge of the operating group and have been happy with what they have done as operators to improve the current facility. We also agree with the need for additional boat storage in Martin County.

As a local business owner I am excited about the potential increased revenue at local businesses and increase in property values as people stay in Palm City for entertainment and dining options. Also with the current issues with brightline and boating/bridge traffic it will be nice to have waterfront dining options in Palm city.

Respectfully,

Quentin B. Allen, MD
Florida Vision Institute

Sent from an  device

Chelsea Love

From: Dianne Broderick <dianne.broderick3@gmail.com>
Sent: Sunday, August 7, 2022 3:16 PM
To: Comish
Subject: Meridian Marina M035-210

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Good day commissioners. I am writing in full support of the the Marina's request for a restaurant and additional boat storage. Palm City has shown much improvement recently but is still in need of more development. A waterfront restaurant is the best thing that could happen to Palm City at this point in time.

Chelsea Love

From: LA Dees <ladees1212@gmail.com>
Sent: Sunday, August 7, 2022 4:16 PM
To: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Subject: In favor of Palm City's only waterfront restaurant

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Good afternoon,

Thank you for serving on the commission and representing Martin County! Please vote in favor of the marina adding Palm City's only waterfront restaurant. This will add to the established small businesses in Martin County and add a wonderful date night and family outing location for us Palm City residents.

Thank you, and have a great day!

Leigh Anne Dees
(772) 285-7420
ladees1212@gmail.com

Chelsea Love

From: Jody <jodymorett@gmail.com>
Sent: Sunday, August 7, 2022 11:04 PM
To: Doug Smith
Subject: Fwd: Edward Campi/ Doug Smith . Meridan Marina Palm City .

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Sent from my iPhone

Begin forwarded message:

From: Jody <jodymorett@gmail.com>
Date: August 7, 2022 at 10:47:39 PM EDT
To: Ed Campi <eciampi@martin.fl.us>
Subject: Edward Campi

Sent from my iPhone

Begin forwarded message:

From: Michael Goodale <msgoodale@me.com>
Date: August 7, 2022 at 7:53:39 AM EDT

Sent from Mike's iPad Pro!

Begin forwarded message:

From: Michael Goodale <msgoodale@me.com>
Date: August 6, 2022 at 5:29:15 PM

Dear Sir,

Hello, My wife and I own and occupy a private residence at 1152 SW Pelican Crescent in Palm City, over the last 11 years we have been constantly upgrading our home to enjoy long after we retire. Our estimated \$2MM waterfront property joins the southern property line of Meridian Marina and while we applaud the renovation of the marina property we do not support the addition of a restaurant. The proposed addition would reside approximately 50 feet from our master bedroom

window severely impacting our quality of life and our property value. Our neighborhood is quiet and peaceful which is why we chose to move here over a decade ago. A restaurant would change all of this. Increased crime, drunk driving plus the crowd noise and clanking dishes well into the night, long past the current 5pm close. Please do not irreversibly change our much loved little community.

Best Regards ,

Michael and Jody Goodale / Morett

Chelsea Love

From: Meghan M <meghanmarinho@gmail.com>
Sent: Sunday, August 7, 2022 11:41 AM
To: Comish
Subject: Meridian Marina Restaurant

This Email Sent From External Sender

Dear Commissioner,

I'd like to voice my support of the proposed new restaurant planning on going in at Meridian Marina. I am a resident of Palm City and have been excited ever since I heard we were finally getting a waterfront restaurant. Not only a waterfront restaurant but one that we can boat to as well. I am disappointed to hear that there is someone trying to oppose something that will truly be enjoyed and appreciated by most of the Palm City residents.

Sincerely,

Meghan Marinho
Palm City Resident

Sent from my iPhone

Chelsea Love

From: Michael Morash <morashpc@gmail.com>
Sent: Sunday, August 7, 2022 7:27 PM
To: Comish
Subject: Support for Meridian Marina

This Email Sent From External Sender

Good evening.

I would like to express to the commissioners my support for the project Meridian Marina M035-210. I have been a customer for the past 3 years with this marina and I believe a project like this is extremely beneficial for the not only the customers but also for the residents in Martin County. Over the years I have seen how this marina has brought families closer together at the marina and also on the water. With this expansion I truly believe that families will be able to enjoy the benefits of a place to eat, relax and enjoy and become closer as a community. My daughters who is a Palm City resident and the people in her community are excited that there will be a place on the water that they can enjoy without traveling far.

Thank you for your time in the consideration for this expansion.

Michael C Morash.

772-359-0230

Sent from my iPhone

Chelsea Love

From: Mac Cadaret Jr <MCADARET@CadaretGrant.com>
Sent: Monday, August 8, 2022 11:14 AM
To: Comish
Subject: Meridian Marina M035-219

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

To Whom It May Concern:

I am writing to impart my full support of the Meridian Marina capital improvements. As a longtime member of the marina and an avid fisherman/boater I feel this project would only enhance the surrounding areas. The improvements would allow and encourage my family to be more active at the marina and surrounding businesses. A family-based waterfront restaurant can only lead to more like-minded people. If the improvements the marina has made show us anything it is the marina is on solid footing and heading on a path of family-based service. Please consider my points when making the final decision. I will make myself available to discuss via email or in person if that would be needed. Stay well and thank you for your community service and consideration.

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Chelsea Love

From: Bryan Gardner <bgardner@l4telcom.com>
Sent: Monday, August 8, 2022 10:20 AM
To: Comish
Cc: jenny@vipmarinas.com; austin@vipmarinas.com
Subject: Meridian Marina Project - Letter of Support
Attachments: Meridian Marina (Gardner) letter of Support.pdf

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Good morning Commissioners,

My wife Lori and I are resident of the Hamilton Place community that is located directly across Mapp Rd from Meridian Marina. We would like to express our Support of the proposed improvement plans for the Meridian Property that include the expansion of the boat barn and the adding of a restaurant.

The property has been in disrepair for a long time, and it is nice seeing that the property is finally being cared for. Based on the fact that all of the local boat storage facilities are at capacity, the additional boat storage space is definitely needed, especially for larger boats, since most dry boat storage facilities top out at 28ft. I also think that it will be nice to have a waterfront restaurant here in Palm City.

After meet with and discussing the project with the new owners personally, I feel confident that the project will be a success and will be a positive addition to our community.

Please see attached letter of support that I would like to have included for the record at tomorrow's meeting. Thanks in advance for supporting this project.

Sincerely,

Bryan K. Gardner
1550 SW Prosperity Way
Palm City, FL 34990

Chelsea Love

From: crgrlty@aol.com
Sent: Monday, August 8, 2022 10:09 AM
To: Comish
Subject: Restaurant at Meridian Marina

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Hello All:

My name is Charles Glover, I live in Palm City. I have been here 11 years. I grew up in Ft pierce and I love living here in Martin County.

I am super excited about getting a waterfront restaurant in Palm City. I think it would be a great way to spend an evening with my friends without having to worry about driving and parking downtown.

I urge you to approve the restaurant.

Chelsea Love

From: Michael Goodale <msgoodale@me.com>
Sent: Monday, August 8, 2022 8:48 AM
To: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Don Donaldson
Cc: Kathleen Boden; Patricia Higginbotham; Colleen Pachowicz; Sarah Philion; Stacey McKindles; Kimberlee Levee
Subject: Meridian Marina Expansion Project

This Email Sent From External Sender

8-8-22

Hello, My wife and I own and occupy a private residence at 1152 SW Pelican Crescent in Palm City, over the last 11 years we have been constantly upgrading our home to enjoy long after we retire. Our estimated \$2MM waterfront property joins the southern property line of Meridian Marina and while we applaud the renovation of the marina property we do not support the addition of a restaurant. The proposed addition would reside approximately 50 feet from our master bedroom window severely impacting our quality of life and our property value. Our neighborhood is quiet and peaceful which is why we chose to move here over a decade ago. A restaurant would change all of this. Increased crime, drunk driving plus the crowd noise and clanking dishes well into the night, long past the current 5pm close. Please do not irreversibly change our much loved little community.

Chelsea Love

From: joemcduffee <joemcduffee@comcast.net>
Sent: Monday, August 8, 2022 9:58 AM
To: Comish
Subject: Martin County Meridian Project

**Caution: This email originated from an external source.
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I am writing in support of the meridian expansion and restaurant project.

Not everyone has the means to live on and enjoy the Waterfront. In my opinion we need more restaurants on the water, thus allowing the majority of residents an opportunity to relax and experience the beauty of our area. I am sure a waterfront Restaurant in Martin County, specifically Palm City, would be a welcome and profitable addition.

Please approve this project.

Regards,
Joseph McDuffee

Sent from my Galaxy

Chelsea Love

From: sarah pearson <sarahchurch10@gmail.com>
Sent: Monday, August 8, 2022 8:15 AM
To: Comish
Subject: Support Meridian Marina

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

This marina has been hands down the best place to have come in contact with. The new owners of this Meridian Marina owns other very successful marinas in other states so they know how to operate and manage a business with no questions asked. With that being said expanding docks/repairing the existing ones opening up a nice restaurant would be beneficial to the community in more ways then one. I would see this project being a very successful and rewarding for families to make great memories. Keep Martin county looking beautiful these owner only wants what is best for the people in the community and boater that come from all over the world. Thank you. Sarah-- --

Sarah Pearson

Chelsea Love

From: Karen Prisco <kjp1029@yahoo.com>
Sent: Monday, August 8, 2022 9:03 AM
To: Comish
Subject: Meridian Marina

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

My name is Stephen Prisco I have a second home at the Admiralty condominiums in beautiful Palm city Florida I am a boat owner and I would love the option to have another family friendly waterfront restaurant on this side of the railway bridge which has become a topic of conversation in Martin County the last couple of months due to the excessive amount that the bridge is down causing inconveniences quite often people missing flights because of the unusual length of time the bridges down so to have an option to pull up on our boat or even drive to a restaurant on the water in Palm city I feel as a resident would improve our neighborhood not to mention possibly increase our property value. I met Austin and Jenny shortly after they purchased the marina found them to be very very nice people as well as astute business people first thing I noticed was the American flag hanging off of Matt Road and the new water feature and was quite happy to see that as a pull down Chapman Way so as a businessman myself knowing what it costs just to get projects off the ground to have someone come out of nowhere who claims to be anonymous I think it's a real detriment to this project as well as other projects in the area respectfully Steven Prisco

Sent from Yahoo Mail for iPhone

Chelsea Love

From: Joe P Profeta <joe@teamalertco.com>
Sent: Monday, August 8, 2022 11:00 AM
To: Doug Smith
Subject: TeamAlert Panic Button System.

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Hello Doug,

I work with a lot of organizations that need a way to alert staff when an emergency arises, I believe I can help you solve this challenge.

Do you have a few minutes to talk?

Joseph Profeta
T: (800) 533-7201 ext. 310
<https://teamalert.com/>

Chelsea Love

From: Cindy Belden <cindylaure@aol.com>
Sent: Saturday, August 6, 2022 9:03 PM
To: Cornish
Subject: Subject: Support for Meridian Expansion & Restaurant

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Hello Cornish...

I hope this finds you well...

My Husband and I are residents at the Admiralty in Palm City. I am a Realtor here in Stuart at Coldwell Banker and we have lived here for 24 years in Palm City and at the Admiralty for 18 years. We have watched the Marina thru 3 different owners and Not One has improved the property with the Desire and Community that Austin and Jenny Cameron have already displayed. We support what they have proposed at the Meridian Marina site and Welcome their plans as a Family Friendly Marina and Restaurant along with the Boat Racks to enhance and Beautify Chapman Way and Our Palm City Community. We hope you do too.

Sincerely ... Cindy Belden

Cindy Lauren Belden
"Because Every Home... Deserves Luxurious Service!"
Coldwell Banker Realty
Coldwell Banker Global Luxury
2369 SE Federal Highway - Stuart, FL. 34994
Direct: 772-485-2000
Fax: 772-287-3000

Chelsea Love

From: Marie Frash <mdfharley@aol.com>
Sent: Saturday, August 6, 2022 7:34 AM
To: Comish
Subject: Meridian Mariana

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Dear Martin County commissioners,

I live at the Admiralty next to the marina. My husband passed away March 4th this year at the age of 91. He was and I am a huge proponent of a new restaurant on site there. He was 91 and it wasn't easy to get him in and out of restaurants. He was hoping to be able to go there before he passed just by using his scooter.

With population increasing and traffic also increasing, it would be great to have a waterfront restaurant that we don't have to drive across bridges and in excess traffic to get to.

I am presently in our Indiana home until late September or I would personally be the the meeting to speak in favor of this restaurant

Thank you for your time

Marie Frash

1130 SW Chapman Way Unit 509

Palm City 34990

Sent from the all new AOL app for iOS

Chelsea Love

From: Mark Kirk <MKirk@TCAM1.com>
Sent: Saturday, August 6, 2022 11:19 AM
To: Comish
Subject: Meridian Marina

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

To the Martin County Commissioners:

I Am resident of Martin County for 23 years living in Palm city, a life long boater and a local contractor in Stuart. Once upon a time my boat was stored in Meridian for years untill it fell in total disrepairthe building...launching equipment.....unhappy employees...the works. Being as such this necessitated the moving of my boat to Riverwatch Marina five years ago.

Fast forward to a new owner purchasing the marina..upgrading the facilities with new roof...new building...new launch area...new launch equipment...and promise of a future restaurant and bar establishment...i moved by boat back to meridian marinaa year ago. Please vote yes for a fine dining establishment on the water....the residents of Martin county need it...they want it znd deserve it.

Thank you commissioners

Mark kirk

Sent via the Samsung Galaxy Note20 Ultra 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

Chelsea Love

From: Mayda Sotomayor-Kirk <mayda@sealdsweet.com>
Sent: Saturday, August 6, 2022 11:21 AM
To: Comish
Subject: Meridian Marina

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

To the board of commissioners:

I am a resident of Martin County for over 20 years and store my boat at Meridian Marina. I love the improvements that have been done to the marina, for several years the previous owners had really abandoned the upkeep of this property. I understand there is a plan in place to build out a waterfront restaurant, this will only enhance the value of our properties, provide jobs to the community and bring class to this area. I am completely in favor of having a waterfront dining restaurant.

Regards,

Mayda Sotomayor

Best regards,

Mayda Sotomayor-Kirk
Chief Executive Officer
T +1 772-569-2244 Ext 201
M +1 772-559-3000

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Discover Greenyard's Annual Report 2021/2022

Chelsea Love

From: Dianne Broderick <dianne.broderick3@gmail.com>
Sent: Sunday, August 7, 2022 3:16 PM
To: Comish
Subject: Meridian Marina M035-210

Caution: This email originated from an external source.

Be Suspicious of Attachments, Links, and Requests for Login Information

Good day commissioners. I am writing in full support of the the Marina's request for a restaurant and additional boat storage. Palm City has shown much improvement recently but is still in need of more development. A waterfront restaurant is the best thing that could happen to Palm City at this point in time.

Chelsea Love

From: Fish Heads Of Stuart <fishheadsofstuart@ymail.com>
Sent: Sunday, August 7, 2022 10:23 AM
To: Comish
Subject: Meridian Marina M035-210

This Email Sent From External Sender

Wanted to voice our full support for the Meridian Marina project M035-210.

My wife and I own a small business in Stuart involved in the fishing and marine industry. We are excited to have learned about a Palm City waterfront restaurant, and even more excited to have one so close to our house.

We live on Pelican Cres and the Meridian Marina property is literally within a hundred yards or so of our house.

Meridian Marina has done an exceptional job with rejuvenating this property and have been great neighbors. We are looking forward to the continued improvements they will be implementing.

As residents of Palm City for ten plus years, the prospect of waterfront dining and additional boat storage is exciting and exactly what this community needs and wants.

Best regards
Brent & Heather Kane

Residence
1192 SW Pelican Cres
Palm City, FL 34990
772-341-7323

Store
Fish Heads of Stuart
3585 SE Saint Lucie Blvd
Stuart, FL 34997
772-220-6008

Sent from my iPhone

Chelsea Love

From: Meghan M <meghanmarinho@gmail.com>
Sent: Sunday, August 7, 2022 11:41 AM
To: Comish
Subject: Meridian Marina Restaurant

This Email Sent From External Sender

Dear Commissioner,

I'd like to voice my support of the proposed new restaurant planning on going in at Meridian Marina. I am a resident of Palm City and have been excited ever since I heard we were finally getting a waterfront restaurant. Not only a waterfront restaurant but one that we can boat to as well. I am disappointed to hear that there is someone trying to oppose something that will truly be enjoyed and appreciated by most of the Palm City residents.

Sincerely,
Meghan Marinho
Palm City Resident

Sent from my iPhone

Chelsea Love

From: Denny Dennis <Denny.1946@outlook.com>
Sent: Friday, August 5, 2022 1:30 PM
To: Comish
Cc: jenny@vipmarinas.com; Austin@vipmarinas.com; robin.a.cartwright@gmail.com
Subject: Fwd: Meridian Marina M035-210

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Mrs. Cameron,

It is thoughtful of you to reach out to me. There is nothing to talk about other than I commend you for repairing and improving the property and wish you well in the expansion of your business if done properly; I only ask that you and the commission simply adhere to our comp plan and LDRs. Don't expand as cheaply as possible at the expense of the character of our neighborhood. Plus, it is very reckless to propose operating those huge forklifts in the customer parking area.

I have seen quite a few renditions of plans over the years; all had expanded racks inside a building, not outside. I realize it is far cheaper for you to have outside racks, but it is at the cost of the character of our neighborhood. It seems clear to me customers want indoor storage, not outdoor storage. One simply has to look across the river from us. Marine Max recently opened a wonderful new marina with slips with outdoor lifts. It remains empty with the exception of some of Marine Max's demo boats and very few others. There is no demand for outside storage.

While it was nice you reached out to me; I am deeply concerned that at least one commissioner must have immediately forwarded my email to you. My email was not available to the public until Wednesday morning, yet you responded to me within two hours of my sending it only to the commissioners on Tuesday. While it may not be illegal, I find it profoundly unethical and disappointing a commissioner would immediately send you my email to give you a warning of opposition to your project. Clearly, this commissioner is a guaranteed yes vote for you. You do not live here or vote here. The commissioners are supposed to work on the resident's behalf; sadly, at least one is not.

Furthermore, it has been reported that the very first permit you pulled on the property, you did so with deceit. By way of a notarized signed affidavit, you claimed repairs were less than \$50,000, paid a paltry permit fee, and then replaced the entire roof and side. At the same time, the county looked the other way without proper documentation and inspections. The repairs are in far excess of \$500,000.00, which is commonly known, yet you only paid a \$143 permit fee and said you were replacing metal panels as needed. Cheating, deception, and what appears to be bribing our county officials is not a good introduction to our community. You can do the right thing and design your addition without variances. Then I will wish you well.

We have a saying here, "the Martin County difference," and it is different here, and you are about to see how. What is the difference? We residents deeply care about our environment and the character of our community and those who live in it. It would be best if you cared too.

We will deal with this at the public hearing on Tuesday.

Denny

Get [Outlook for Android](#)

From: Jenny Cameron <Jenny@vipmarinas.com>
Sent: Tuesday, August 2, 2022, 2:03 PM
To: Denny.1946@outlook.com <Denny.1946@outlook.com>

Cc: Austin Cameron <Austin@vipmarinas.com>

Subject: Meridian Marina M035-210

Hi Denny,

I'm Jenny Cameron. My husband and I are the owners of Meridian Marina in Palm City. We saw that you had some concerns about our project and we'd love the opportunity to talk with you to better understand your concerns and how we might be able to make them better. We believe our project will be great for the community and want all of our neighbors to be happy. Do you have some time to discuss further? Feel free to give either of us a call, or let us know a good time when you are available, and we can call you.

Thanks,

Austin Cameron (817) 291

Jenny Cameron (512) 937

Chelsea Love

From: Melissa Smith <melissa.smith343@gmail.com>
Sent: Monday, August 8, 2022 2:55 PM
To: Comish
Subject: Waterfront Restaurant

This Email Sent From External Sender

To whomever it may concern - As a resident of the Palm City area, as well as a user of the Meridian Marina for my boat, I have been nothing but impressed with the quality of hospitality this Marina has provided. A family friendly restaurant would be a fantastic asset to this Marina and a space for the community to continue to flourish in what has been a wild time for the world.

I look forward to being a part of this journey and hope to see success during these next steps in getting there.