



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 19-0507

DPQJ-2

Meeting Date: 7/30/2019

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR A TIMETABLE EXTENSION FOR THE COVE/SALERNO PARCEL

EXECUTIVE SUMMARY:

Cove/Salerno Partners, LLC requests a timetable extension for an approved major final site plan for the hauling of fill materials in excess of 10,000 cubic yards to the subject property. The project received approval on March 30, 2010 and was not completed. The parcel is located between SE Salerno Road and SE Cove Road in Stuart.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden
Title: Principal Planner

REQUESTED BY: The Milcor Group, Melissa G. Corbett, P.E.

PRESET:

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 7/30/19 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By mkv D.C.

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

The parcel known as the Cove Salerno Parcel located between SE Salerno Road and SE Cove road just east of SW Kanner Highway received major site plan approval on March 30, 2010 (Resolution 10 -3.20) for the hauling of fill to the site in excess of 10,000 cubic yards. Cove/ Salerno Partners, LLC has requested a timetable extension to complete the hauling of fill to the site as proposed in the 2010 application.

The 47-acre parcel was the site of the Wright Fish Farm for several decades. The farm produced tropical fish for aquariums in more than 50 manmade ponds throughout the property. The ponds were mostly filled in around 2010 via the major site plan and SFWMD permit approvals. The site has remained basically untouched since that time and several ponds still exist that need to be filled in order to complete the proposed project's intended goals.

The original development order approved the hauling of 180,564 cubic yards of fill to the site. Plans submitted with this application indicate 47,177 cubic yards are needed for completion. The timetable extension would allow one year to secure any permits required and two years to complete the project from the approval date.

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The following items are attachments to this agenda:

- 1 Staff Report
- 2 Resolution to Approve
- 3 Application Materials
- 4 Excavation and Fill Form
- 5 Estimate of fill plan
- 6 Approved Final Site Plan
- 7 Disclosure of Interest
- 8 Sign Posting Affidavit
- 9 Resolution to Deny

ISSUES:

There are no issues related to this application.

LEGAL SUFFICIENCY REVIEW:

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

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board receive and file the agenda item with the attached staff report as exhibit 1.
Move that the Board approve the timetable extension for the Cove Salerno Parcel major final site plan.

ALTERNATIVE RECOMMENDATIONS

None.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$2,950.00 application fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

COVE SALERNO PARCEL NON-ADMINISTRATIVE TIMETABLE EXTENSION

Applicant:	Cove Salerno Partners LLC
Property Owner:	Cove Salerno Partners LLC
Agent for the Applicant:	MilCor Group, Inc., Melissa G. Corbett, P.E.
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	C140-005
Application Type and Number:	DEV2018070011
Report Number:	2019_0620_C140-005_Staff_Report_Final
Application Received:	04/05/2019
Transmitted:	04/05/2019
Date of Report:	04/18/2019
Revised Report:	06/20/2019

B. Project description and analysis

This is a timetable extension for a Major Final Site plan.

Cove salerno Partners, LLC has submitted a request for a timetable extension for an approved site plan pursuant to Section 10.17 Land Development Regulations, Martin County, Fla. (2017).

The subject property was the location of the Wright Fish Farm operation for several decades. The parcel was excavated, creating dozens of small ponds for the cultivation of tropical fish. The fish farm ceased operation in the late 1990's.

The project is located between SE Cove Road and SE Salerno road in Stuart. The approximate 47 acre parcel was the subject of a major final site plan, approved on March 30, 2010. The major final site plan authorized the hauling of fill materials in excess of 10,000 cubic yards to the subject property to fill the 50+ fish ponds. The project was to be completed by March 30, 2012. The majority of hauling to the site was done and the stormwater system was constructed and certified. Due to the recession and economic factors the hauling if fill was not completed and several ponds remain.

The applicant is requesting a non-administrative timetable extension to complete the hauling of fill materials and finish filling the remaining ponds. The applicant has supplied information stating that approximately 47,177 cubic yards are required to complete the project.

C. Staff recommendation

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Peter Walden	219-4923	Comply
G	Development Review	Peter Walden	219-4923	Comply
H	Environmental	Shawn McCarthy	288-5508	Comply
M	Engineering	Michelle Cullum	288-5512	Comply
S	County Attorney	Krista Storey	288-5923	Review ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

D. Review Board action

This is a revised time table for a major site plan application with an existing Final site plan. Therefore, review and recommendation is to be made by staff and final approval is to be determined by the Board of County Commissioners at a public meeting.

E. Location and site information

Parcel number(s) and address: 55-38-41-000-043-00020-4
Existing Zoning: RE-1/2A, Residential Estate Density
Future land use: Estate Density 2UPA
Commission district: 2
Community redevelopment area: Not Applicable
Municipal service taxing unit: District 2

Location Map



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Aerial



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

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application.

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

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

All permits must be obtained within one (1) year of the approval date.

All construction must be completed within two (2) years of the approval date.

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

Environmental

There are no wetlands or preserve areas on the property.

Landscaping

N/A There is no landscaping proposed

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

Review Ongoing

M. Determination of Compliance with engineering, stormwater and flood management requirements-Engineering Department

This application was reviewed for compliance with Division 8 of the Land Development Regulations. The applicant's Engineer of Record demonstrated in the Engineer's Opinion of Probable Excavation, Fill and Hauling that the amount of material necessary to complete the filling of the existing ponds is 47,177 cubic yards; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

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

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

N. Post-approval requirements

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

Item #1:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #2:

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

O. Local, State, and Federal Permits

All the applicable Local, State and Federal Permits have been issued.

P. Fees

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$2,950.00	\$2,950.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

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

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

Q. Applicant information

Applicant: Cove Salerno Partners, LLC
12825 SE Suzanne Drive
Hobe Sound, FL 33455

Agent: The Milcor Group
Melissa Corbett, P.E.
10975 SE Federal Highway
Hobe Sound, FL 33455

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

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

RESOLUTION NUMBER 19-

**[REGARDING THE COVE/SALERNO PARCEL TIMETABLE EXTENSION
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

WHEREAS, on March 30, 2010, a major development final site plan was approved for the Cove/Salerno Parcel authorizing the hauling of fill material in excess of 10,000 cubic yards on lands described in Exhibit A, attached hereto; and

WHEREAS, the project was not completed within the timeframes set forth in the development order; and

WHEREAS, Cove/Salerno Partners, LLC submitted an application for a timetable extension for the final site plan; and

WHEREAS, this Board considered such application at a public meeting on July 30, 2019, at which time all interested parties were given an opportunity to be heard.

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

A. The timetable extension for the final site plan, attached hereto as Exhibit B, is approved. Development of the Cove/Salerno Parcel shall be in accordance with the approved final site plan and approved construction plans. The final site plan authorizes the hauling of fill materials in excess of 10,000 cubic yards to the subject property for the purpose of filling existing fish ponds and preparing the land for improved pastures.

B. No permits or development activity authorized by this development order shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, Land Development Regulations Martin County Code.

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C. Failure to submit the required documents, plans and fees as required by Section 10.9, Land Development Regulations, Martin County Code, shall render approval of the final site plan for the Cove/Salerno Parcel project null and void.

D. This final site plan is hereby determined to meet the requirements for a Certificate of Public Facilities Reservation as set forth in Section 5.32.D., Land Development Regulations, Martin County Code.

E. Permits must be obtained by July 30, 2020. Development of the entire project must be completed by July 30, 2021. No rights to obtain development orders are herein conveyed beyond the June 18, 2021 reservation period except as permitted in Section 5.32.D.8., Land Development Regulations, Martin County Code.

F. The applicant will provide hauling routes and coordinate project logistics with Martin County Public Works prior to initiating the hauling of fill material to the parcel. No fill is authorized to be hauled from the parcel to any other location.

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

DULY PASSED AND ADOPTED THIS 30TH DAY OF JULY, 2019

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

Attachments:
Exhibit A, Legal Description
Exhibit B, Final Site Plan

Exhibit A
LEGAL DESCRIPTION

PARCEL 1:

TRACTS 2, 6 AND 7, BLOCK 43, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. COVE ROAD.

PARCEL 2:

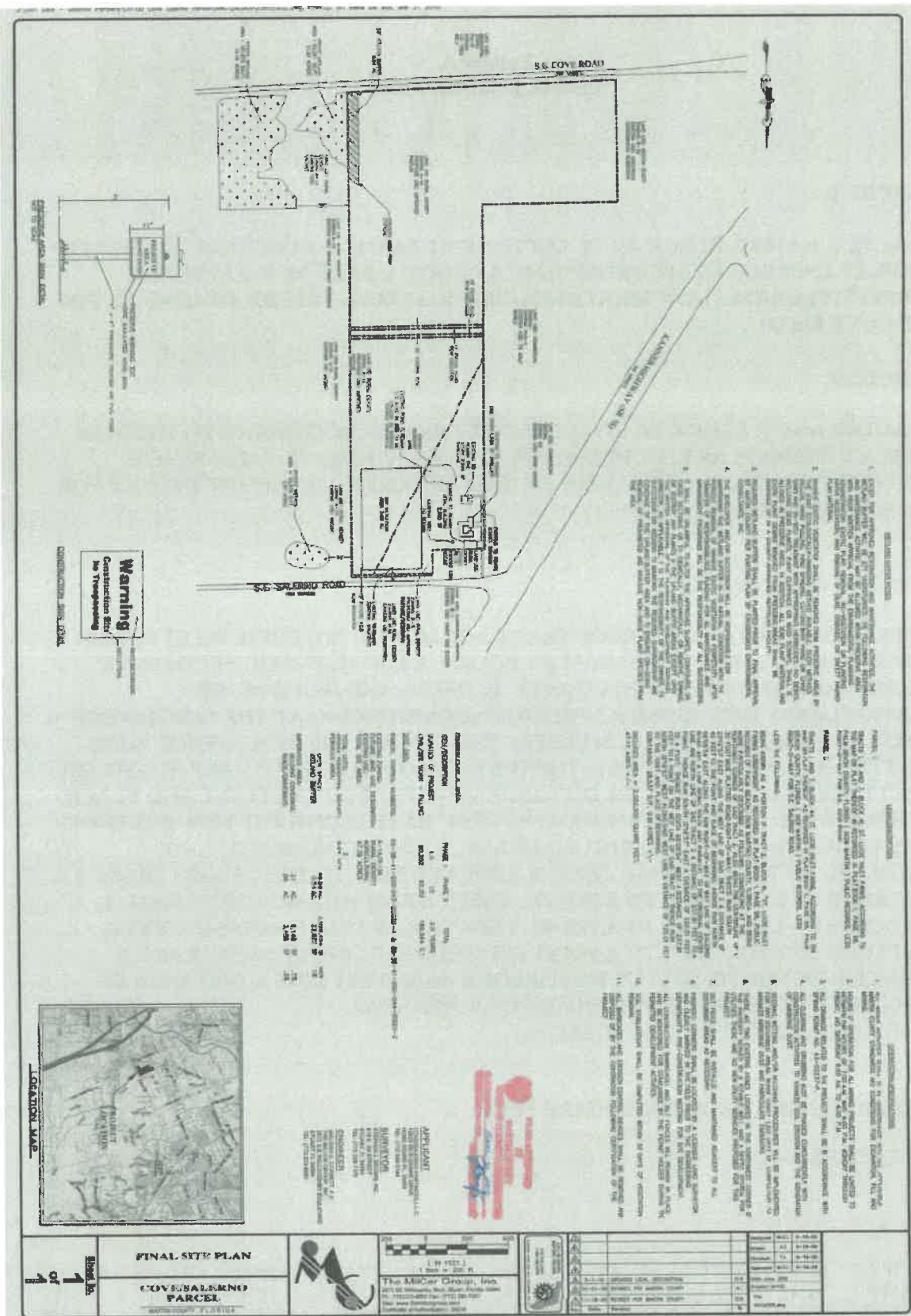
TRACTS 2 AND 7, BLOCK 44, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. SALERNO ROAD.

LESS THE FOLLOWING:

BEING KNOWN AS A PORTION OF TRACT 2, BLOCK 44, "ST. LUCIE INLET FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE CENTERLINE OF A 30 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 23°16'57" EAST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 40 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE RUN NORTH 66°09'54" EAST ALONG THE NEW RIGHT-OF-WAY OF WAY LINE OF SALERNO ROAD AND A LINE BEING SOUTH AND PARALLEL TO THE ORIGINAL CENTER LINE AND NORTH LINE OF SAID TRACT 2 A DISTANCE OF 237.81 FEET TO A POINT; THENCE RUN SOUTH 23°16'57" EAST A DISTANCE OF 120.01 FEET TO A POINT; THENCE RUN SOUTH 66°09'54" WEST A DISTANCE OF 237.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE RUN NORTH 23°16'57" WEST ALONG SAID WEST LINE A DISTANCE OF 120.01 FEET TO THE POINT AND PLACE OF BEGINNING.
CONTAINING: 28,537 S/F, 0.66 ACRES +/-

INCLUDED AREA = 2,052,500 SQUARE FEET,

47.12 ACRES +/-.



**The
MilCor
Group
Inc.**

*Engineering
a Value-Driven
Sustainable
Environment*

July 9, 2018
Via: Hand Delivery

Project Number: C0102

Nicki Van Vonno, Director
Martin County Growth Management Dept.
2401 SE Monterey Road
Stuart, FL 34996

**RE: Cove/Salerno Parcel
Resolution 10-3.20**

Dear Ms. van Vonno,

On March 30, 2010, the Martin County Board of County Commissioners adopted Resolution 10-3.20 (the "Resolution"), approving a Major Final Site Plan authorizing the hauling of fill materials in excess of 10,000 cubic yards to the subject property described in Exhibit A (attached). Development of the entire project was to be completed by March 30, 2012.

Notification of a two-year extension pursuant to Section 79, HB7207 was filed with Martin County Growth Management on December 31, 2011 which extended development expiration date to March 30, 2014.

Hauling to the site commenced and the stormwater system was constructed and certified. However, due to the recession and economic factors, the hauling was never completed. The owner now desires to complete the project as originally intended. No revisions are proposed.

Accordingly, on behalf of our client, Cove/Salerno Partners LLC and pursuant to Section 10.17 of the Martin County Land Development Code Regulations, please consider this letter as our request for a non-administrative re-activation of the original Major Final Site Plan. An updated boundary & topographic survey has been provided reflecting current conditions.

The following items are attached in support of our request:

1. Check #3198 for the \$2,950.00 application fee;
2. Resolution 10-3.10;
3. HB7207 Extension;
4. Two (2) Updated Boundary & Topographic Survey;
5. Two (2) Approved Final Site Plan;
6. Disclosure of Interest Affidavit; and
7. CD containing AutoCAD of Site Plan and Survey, and PDFs of all submittal materials.

Sincerely,
The MilCor Group, Inc.



Melissa G. Corbett, P.E.
President

Cc: Jim McNamara

**Office Location &
Mailing Address:**

10975 SE
Federal Hwy
Hobe Sound
Florida
33455

Phone
772-223-8850
Fax
772-223-8851

Email
marketing@
themilcorgroup.
com

Web
www.
themilcorgroup.
com

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

[space above line provided for recording data]

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

RESOLUTION NUMBER 10-3.20

**[REGARDING THE COVE/SALERNO PARCEL
FINAL SITE PLAN APPROVAL
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

WHEREAS, Cove/Salerno Partners submitted an application for major development final site plan approval for the Cove/Salerno Parcel to authorize the hauling of fill materials in excess of 10,000 cubic yards to the subject property on lands described in Exhibit A, attached hereto; and

WHEREAS, the Local Planning Agency considered such request at a public hearing on February 18, 2010 and recommended its approval to the Board of County Commissioners, and

WHEREAS, this Board considered such request at a public hearing on March 30, 2010, and

WHEREAS, at the public hearing, all interested parties were given an opportunity to be heard.

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

A. The final site plan, a copy of which is attached hereto as Exhibit B, is approved. Development of the Cove/Salerno Parcel shall be in accordance with the approved final site plan. The final site plan authorizes the hauling of fill materials in excess of 10,000 cubic yards to the subject property for the purpose of filling existing fish ponds and preparing the land for improved pastures.

B. No permits or development activity authorized by this development order shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, Land Development Regulations Martin County Code.



C. Failure to submit the required documents, plans and fees as required by Section 10.9, Land Development Regulations, Martin County Code, shall render approval of the final site plan for the Cove/Salerno Parcel project null and void.

D. This final site plan is hereby determined to meet the requirements for a Certificate of Public Facilities Reservation as set forth in Section 5.32.D., Land Development Regulations, Martin County Code.

E. Permits must be obtained by March 30, 2011. Development of the entire project must be completed by March 30, 2012. No rights to obtain development orders are herein conveyed beyond the March 30, 2012 reservation period except as permitted in Section 5.32.D.8., Land Development Regulations, Martin County Code.

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

DULY PASSED AND ADOPTED THIS 30TH DAY OF MARCH, 2010

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: Marsha Ewing
MARSHA EWING, CLERK

BY: Doug Smith
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM AND CORRECTNESS:

BY: Krista A. Storey
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

Attachments:

Exhibit A, Legal Description
Exhibit B, Final Site Plan



BY: DC
CLERK OF CIRCUIT COURT

2010 APR 12 AM 12:12

RECORDED
MARTIN CO, FL

2050

Exhibit A
LEGAL DESCRIPTION

PARCEL 1:

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LESS THE FOLLOWING:

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CONTAINING: 28,537 S/F, 0.66 ACRES +/-

INCLUDED AREA = 2,052,500 SQUARE FEET,

47.12 ACRES +/-.



2051



STATE OF FLORIDA
MARTIN COUNTY

THIS IS TO CERTIFY THAT THE
FOREGOING 4 PAGES IS A TRUE
AND CORRECT COPY OF THE ORIGINAL

MARSHA EWING, CLERK

D.C.

BY: MR. [Signature]
DATE: 04-12-10

[illegible][illegible][illegible]**EXHIBIT B - FINAL SITE PLAN**

**COVERALERO
PARCEL**



The MilCor Group, Inc.
2001 W. University Blvd., Suite 1000
The Corporate Center for Professional Services
West Chester, Ohio 41091-0001
Phone: (614) 685-1000
Fax: (614) 685-1001
E-Mail: info@milcor.com
Web: www.milcor.com

[illegible]



MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
2401 S.E. MONTEREY ROAD • STUART, FL 34996

August 23, 2011

Telephone: 772-288-5495

Fax: 772-288-5764

DOUG SMITH
Commissioner, District 1

ED FIELDING
Commissioner, District 2

PATRICK HAYES
Commissioner, District 3

SARAH HEARD
Commissioner, District 4

EDWARD CIAMPI
Commissioner, District 5

TARYN KRYZDA, CPM
County Administrator

STEPHEN FRY
County Attorney

Milcor Group, Inc.
Attn: Alex Trovato
6526 S. Kanner Highway # 236
Stuart, FL 34997

Application No: D028 201100218

Project number: C140-002
Project name: COVE/SALERNO PARCEL

RE: Receipt of Notification for Two Year Extension pursuant to Section 79, HB 7207,
Laws of Florida (2011)

Dear Applicant or Agent,

Martin County acknowledges receipt of the notification for two year extension pursuant to Section 79, HB 7207, Laws of Florida (2011) submitted on July 11, 2011 for the above project. The project appears to meet the requirements of Section 79 which allows extensions for permits or other authorizations, including local development orders or building permit including certificates of levels of service. The project appears to meet the requirements of Section 79, based on the following:

The notice was submitted prior to December 31, 2011 and was thus timely received.

The development order contained an expiration date between January 1, 2012 and January 1, 2014.

The cumulative time period of extension granted under the laws of Florida is 4 years.

The extension is not for a development order extended under the provisions of s. 380.06(19)(c) 2, F.S.

The extension is not for an authorization issued by the Army Corps of Engineers, an authorization that is in substantial noncompliance with the conditions of the authorization as documented by a warning letter or letter of violation, or would delay or prevent compliance with a court order.

Therefore the timetable and certificates of levels of service for Cove/Salerno Parcel project is acknowledged to extend from March 30, 2012 to March 30, 2014, pursuant to Section 79, HB 7207, Laws of Florida (2011). This acknowledgement is

2053

TELEPHONE
772-288-5434

WEB ADDRESS
<http://www.martin.fl.us>

Milcor Group, Inc.
August 23, 2011
Page 2

provided pursuant to Martin County's good faith interpretation of HB 7207. Accordingly, by accepting this acknowledgement, the applicant agrees to hold Martin County harmless in the event a court of competent jurisdiction determines that the extension(s) asserted by the applicant were not legally granted, or in the event that the extension(s) are subsequently revoked based on a constitutional challenge to HB 7207.

In the event a court of competent jurisdiction renders the provisions of Section 79 of HB 7207, Laws of Florida (2011) pertaining to the extension of development orders by local governments, null and void, inoperable, unenforceable, or unconstitutional, or in any other way renders such section ineffective, and following all allowable appeals, the County's acknowledgement of the notification shall thereafter be rendered moot, and shall be of no further legal effect upon any person or entity.

Sincerely,



Nicki van Vonno, AICP
Growth Management Director

cc: Joseph Banfi, Principal Planner

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

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

NAME OF FINAL SITE PLAN: Cove-Salerno Development

TYPE OF APPLICATION

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

1) Net cubic yards to be excavated:

2) Net cubic yards to be filled: 47,177

3) Cubic yards to be hauled from 0

(subtract line 2 from line 1)

TYPE OF APPLICATION: MAJOR

HAULING FEE CALCULATION

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

HAULING FEE: \$0.00

Prepared by:

Melissa G. Corbett

Professional Engineer's Name

Professional Engineer's Signature / Seal

59292

P.E. No.

6/20/19

Date

The MilCor Group, CA # 28246

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

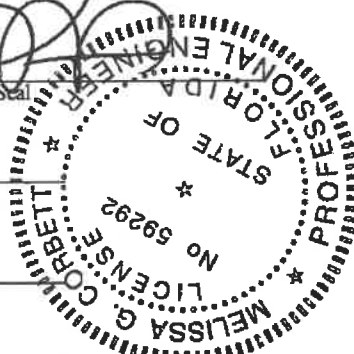
10975 S.E. Federal Highway, Hobe Sound, Florida 33455

Address

772-223-8850

Phone No.

Melissa G. Corbett
County Engineer's (or designee) Acceptance





COVER/ALTERNO

FILE CATCHES

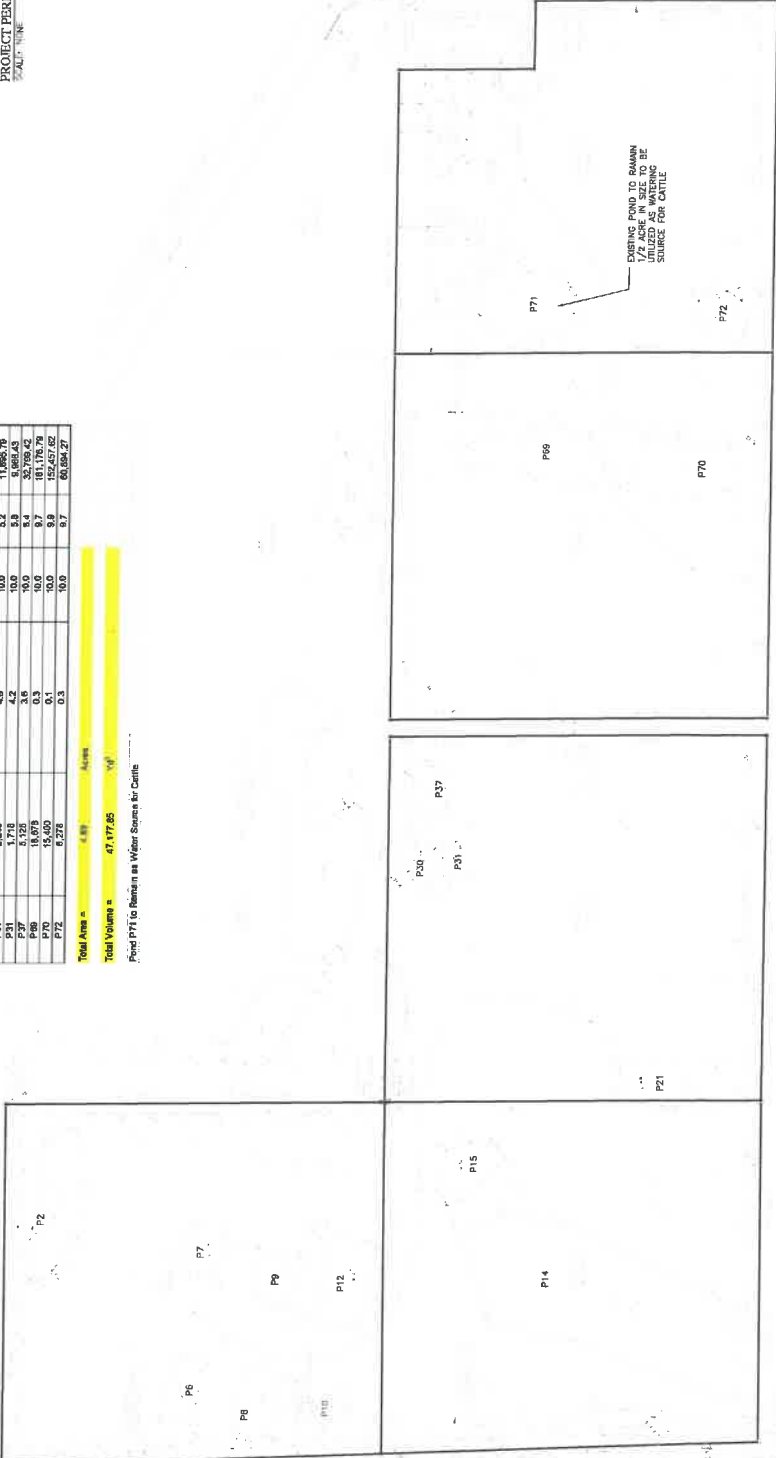


REV	REVISION	DATE	BY
A1	REVISED FOR MATHEMATICS COURSE CORRELATION	6-5-79	



Total Area =	4.89	Acres
Total Volume =	47,177.85	Yd ³

Pond P71 to Remain as Water Source for Cattle





DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
Cove/Salerno Partners, LLC	12825 SE Suzanne Drive Hobe Sound, FL 33455

(If more space is needed attach separate sheet)

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

Name	Address	Interest
Showcase Designer Homes, LLC	3393 SW 42 nd Ave, Suite 1 Palm City, FL 34990	75%
FF Holdings, LLC	896 Old Chester Gladstone Road Far Hills, NJ 07931	25%

(If more space is needed attach separate sheet)

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

Name	Address	Interest
N/A		

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application *
N/A				

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved
P = Pending

D = Denied
W = Withdrawn

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

James R. McNamara

STATE OF Florida
COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 9 day of July, 2018, by James McNamara, who is personally known to me or have produced _____ as identification.

Brandyn McNamara

Notary Public, State of Florida

Print Name: Brandyn McNamara

My Commission Expires: November 27, 2020

(Notary Seal)

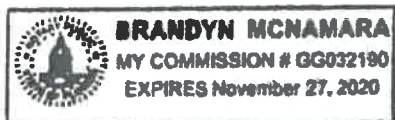


Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

LEGAL DESCRIPTION

PARCEL 1:

TRACTS 2, 6 AND 7, BLOCK 43, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. COVE ROAD.

PARCEL 2:

TRACTS 2 AND 7, BLOCK 44, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. SALERNO ROAD.

LESS THE FOLLOWING:

BEING KNOWN AS A PORTION OF TRACT 2, BLOCK 44, "ST. LUCIE INLET FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE CENTERLINE OF A 30 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 23°16'57" EAST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 40 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE RUN NORTH 66°09'54" EAST ALONG THE NEW RIGHT-OF-WAY OF WAY LINE OF SALERNO ROAD AND A LINE BEING SOUTH AND PARALLEL TO THE ORIGINAL CENTER LINE AND NORTH LINE OF SAID TRACT 2 A DISTANCE OF 237.81 FEET TO A POINT; THENCE RUN SOUTH 23°16'57" EAST A DISTANCE OF 120.01 FEET TO A POINT; THENCE RUN SOUTH 66°09'54" WEST A DISTANCE OF 237.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE RUN NORTH 23°16'57" WEST ALONG SAID WEST LINE A DISTANCE OF 120.01 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 28,537 S/F, 0.66 ACRES +/-

INCLUDED AREA = 2,052,500 SQUARE FEET,
47.12 ACRES +/-.

D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994


June 24, 2019

MilCor Group
10975 SE Federal Hwy.
Hobe Sound, FL 33455

REF: Cove Salerno Timetable
Extension Project

Attn:

This Letter is to Certify that the above referenced sign(s) were installed per Martin County requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.

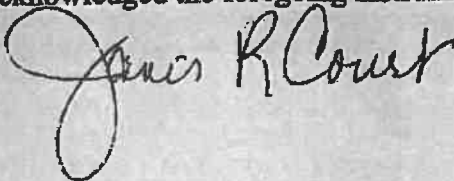

Kurt C. Larsen

6/24/19
Date

State of Florida
County of Martin



Kurt C. Larsen, who^{not} is personally known to me, who did not take an oath,
acknowledged the foregoing instrument before me on 6-24-2019.







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

[blank space above reserved for recording information]

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

RESOLUTION NUMBER _____

**[REGARDING DENIAL OF NON-ADMINISTRATIVE TIMETABLE EXTENSION FOR THE
COVE /SALERNO PARCEL**

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

1. Cove Salerno Partners, LLC submitted an application for a Non-Administrative timetable extension for the Cove Salerno Parcel project, located on lands legally described in Exhibit A, attached hereto.
2. This Board held a public meeting on the application on July 30, 2019.
3. At the public meeting, all interested parties were given an opportunity to be heard.

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

- A. The request for a Non-Administrative timetable extension is denied because XXXXX.
- B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 30TH DAY OF JULY, 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
ED CAIMPI, CHAIRMAN

2067

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

EXHIBIT A

Project – SANDS COMMERCE CENTER III
Owner – JEFFREY H. SANDS

LEGAL DESCRIPTION:

THAT PART OF TRACT 11, LYING SOUTH OF BESSEY CREEK AND WEST OF THE
SUNSHINE STATE PARKWAY (FLORIDA STATE TURNPIKE); THAT PART OF TRACTS 21,
22, 27, 28 AND 29; LYING WEST OF THE SUNSHINE STATE PARKWAY (FLORIDA STATE
TURNPIKE); ALL IN TRACT 27; ALL IN SECTION 14, TOWNSHIP 38 SOUTH, RANGE 40
EAST, PALM CITY FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 42,
PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

Parcel Control Number:

14-38-40-000-009-00000-80000

OVERALL PARCEL CONTAINS 35.72 ACRES, MORE OR LESS.

Peter W. Walden

3712 SW Woodbriar Lane, Palm City, Fl. 34990 • pwalden@martin.fl.us

DPQJ-2

Experience

COUNTY
EXHIBIT #2

Principal Planner, Martin County, FL

2018- present

- Development application and land development regulation review.
- Project coordinator.

Senior Planner, Martin County, FL.

2015- 2018

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

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

2014- 2015

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

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

2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission, and maintain all corresponding files.
- **Building Department:** fully trained permit technician, assist permit techs with code questions, record searches, and customer service, assist building official with zoning compliance issues
- **Grant Committee:** Prepare, review and present grants to the Business Grant Committee.

Sales Associate, The Home Depot, Jupiter, FL

2010-2012

- Worked as a Sales Associate while attending FAU.

Landscape Design Manager, Ginn Company, Celebration, FL.

2004-2008

- Part of a development team responsible for managing the construction and maintenance of Resort Communities.
- Projects included: golf courses, land development and earthwork, utilities and irrigation, streetscapes, mitigation projects and wetland construction, parks, Clubhouses, and PGA Tour events in the southeast and the Bahamas.
- Worked with project managers and consultants on development compliance with SFWMD, DEP, Army Corp of Engineers, and local municipalities.

Education & Certifications

Florida Atlantic University, Boca Raton, FL (GPA 3.8)

B.P.M. Bachelor of Public Management (Administration), minor in Geography, May 2012

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

Indian River State College, Stuart, FL (GPA: 3.75)

A.A, Environmental Science, May 2010

Government Internship, Town of Jupiter, Fl. May-August 2011 Planning and Zoning, Business Development

Member of the American Planning Association

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 7/30/19 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.