



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

COUNTY
EXHIBIT # 1

File ID: 21-0282

PHQJ-2

Meeting Date: 1/12/2021

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST FOR APPROVAL OF SEAWARD BOAT STORAGE FINAL SITE PLAN

EXECUTIVE SUMMARY:

Genie Investment Company is requesting approval of a major development final site plan to develop an approximate 25,210 square foot stabilized boat storage area and associated infrastructure. The 0.91-acre undeveloped site is located on the east side of SE Dixie Highway at the intersection of SE Seaward Street and SE Dixie Highway in Port Salerno. Included in this application is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: Name: Matt Stahley
Title: Senior Planner

REQUESTED BY: Genie Investment Company (Owner), Lucido & Associates (Agent)

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 01/12/2021
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

Genie Investment Company is requesting approval of a major development final site plan to develop an approximate 25,210 square foot stabilized boat storage area and associated infrastructure. The 0.91-acre undeveloped site is located on the east side of SE Dixie Highway at the intersection of SE Seaward Street and SE Dixie Highway in Port Salerno. The project has a future land use designation of Commercial Waterfront and lies within the Port Salerno Community Redevelopment Zoning District. Included in this application is a request for a Certificate of Public Facilities Reservation.

Access to the site is proposed via a single access on SE Seaward Street. During the review process, the applicant agreed to convey a 4-foot strip of right-of-way to accommodate the existing pedestrian sidewalk along SE Dixie Highway along with a 25-foot corner clip dedication at SE Dixie Highway and SE Seaward Street to Martin County. The applicant has agreed to provide payment in lieu of construction of the required sidewalks along the 427 feet of the subject site fronting SE Seaward Street.

The Port Salerno Landscape code (Section 3.262.I, Land Development Regulations) requires one tree to be planted per 1,000 square feet of development area, which equates to 40 trees within the

subject site. The applicant received a recommendation of approval of alternative compliance to this code requirement from the Port Salerno Neighborhood Advisory Committee on August 13, 2020, to allow the planting of 27 trees and the retaining of three existing 16-inch DBH slash pine trees and one sabal palm tree.

Staff has reviewed this application and finds that that it complies with the all applicable requirements as detailed within the staff report. Accordingly, Staff recommends approval of the application.

On December 17, 2020, the Local Planning Agency considered this matter at a public hearing and recommended approval by a vote of 4-0.

The following supporting items are attached:

Staff Report

Draft Resolution to Approve Final Site Plan

Draft Resolution to Accept Right of Way

Major Final Site Plan

Application Materials

Resubmittal Materials

Financial Disclosure

Legal Ad Tearsheet

Sign Certification

Sample Notice letter

Surrounding Property Owners list Certification

Draft Resolution to Deny Major Final Site Plan

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

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

RECOMMENDED ACTION:

RECOMMENDATION

- Move that the Board receive and file the agenda item summary and all of its attachments

including the Staff Report for the record as Exhibit 1.

- Move that the Board approve the final site plan.
- Move that the Board approve the resolution accepting a Warranty Deed dedicating 4-feet of right-of-way to accommodate the existing pedestrian sidewalk along SE Dixie Highway and a 25-foot corner clip at SE Dixie Highway and SE Seaward Street from Genie Investment Company, an Arizona corporation.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the agenda item to a date certain.

FISCAL IMPACT:

RECOMMENDATION

The Applicant has paid the \$9,127.00 application fee and \$290.00 completeness fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

Same as above

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☒ Other: (2) Resolutions

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

SEAWARD BOAT STORAGE MAJOR FINAL SITE PLAN

Applicant:	Genie Investment Company, Michael Harman
Property Owner:	Genie Investment Company, Michael Harman
Agent for the Applicant:	Lucido & Associates, Doug Fitzwater
County Project Coordinator:	Matthew Stahley, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	P163-003
Record Number:	DEV2020010009
Report Number:	2020_1208_P163-003_DRT_Staff_Final.docx
Application Received:	02/18/2020
Transmitted:	02/19/2020
Staff Report:	03/12/2020
Resubmittal Received:	05/12/2020
Transmitted:	05/18/2020
Staff Report:	06/05/2020
Resubmittal Received:	07/27/2020
Minor Revisions Requested:	09/22/2020
Minor Revisions Received:	11/16/2020
Staff Report:	12/08/2020
LPA Meeting Date:	12/17/2020
BCC Meeting Date:	01/12/2021

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B. Project description and analysis

This is an application for major final site plan approval to develop an approximate 25,210 square foot stabilized boat storage area and associated infrastructure. The 0.91 acre undeveloped site is located on the east side of SE Dixie Highway at the intersection of SE Seaward Street and SE Dixie Highway in Port Salerno. The project has a designated future land use of Commercial Waterfront and lies within the Port Salerno Community Redevelopment Zoning District. Included in this application is a request for a Certificate of Public Facilities Reservation.

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	Matthew Stahley	320-3047	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Matthew Stahley	320-3047	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	Comply
I	Property Management	Ellen Macarthur	221-1334	Comply
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Michele Jones	219-4942	N/A
Q	ADA	Stephanie Piche	223-4858	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Matthew Stahley	320-3047	Comply

D. Review Board action

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant provided the minor revisions requested on September 22, 2020 with their response on November 16, 2020. The previous staff reports, and resubmittals are incorporated herein by reference.

E. Location and site information

Parcel number(s) and address:

513841001063002110

Unassigned

Existing Zoning:

Port Salerno Community Redevelopment Zoning District

Future land use:

Commercial Waterfront

Gross area of site:

0.91 acres

Figure 1: Location Map

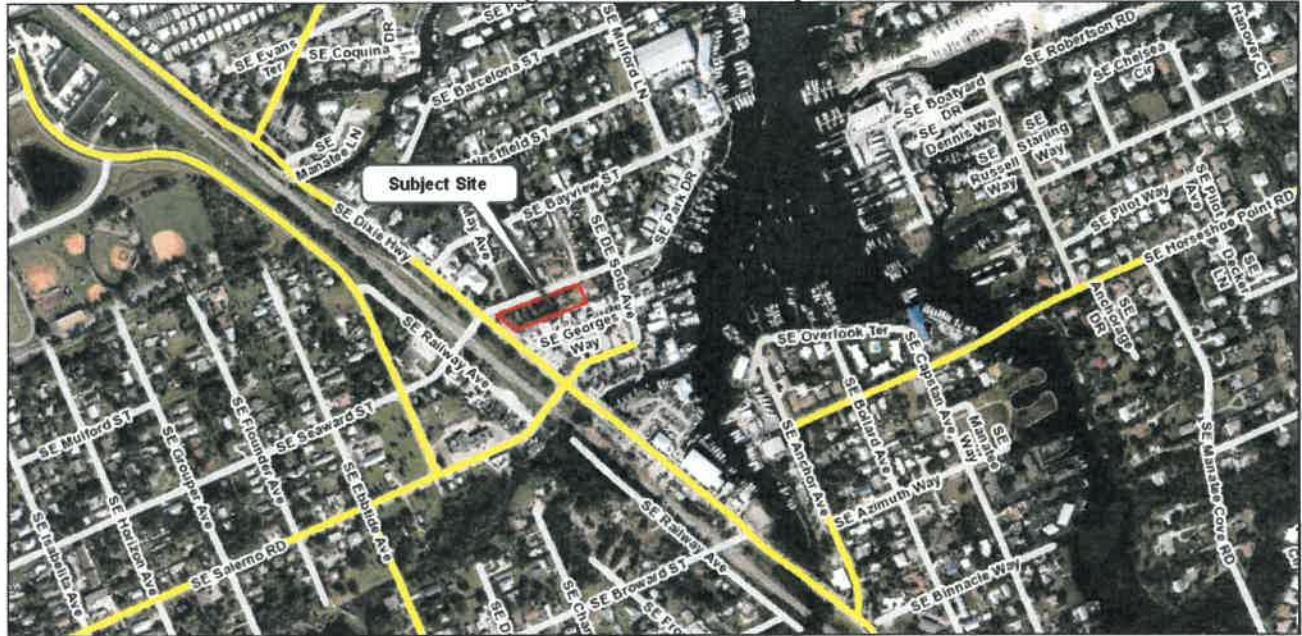


Figure 2: Subject Site 2020 Aerial



Adjacent existing or proposed development:

To the north: Fire Station and Residential across SE Seaward Street Right of way

To the south: Post Office and Marine Storage and Repair

To the east: Vacant Waterfront General Commercial

To the west: Railroad right of way across SE Dixie Highway Right of way

Figure 3: Subject Site 2020 Aerial with Linework



Future land use designations of abutting properties:

To the north: CRA Neighborhood

To the south: CRA Center

To the east: Commercial Waterfront

To the west: SE Dixie Highway FEC right of way

Figure 4: Future Land Use Map (Commercial Waterfront)



Zoning district designations of abutting properties:

To the north: Port Salerno Redevelopment Zoning District
To the south: Port Salerno Redevelopment Zoning District
To the east: Port Salerno Redevelopment Zoning District
To the west: SE Dixie Highway and REC Right of Way

Figure 5: Zoning Map (Port Salerno Redevelopment Zoning District)



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

Findings of Compliance:

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1A.1., states: 'The County's existing Land Development Regulations shall conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and the FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as

- defined in the Florida Fish and Wildlife Conservation Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;
- (10) Include provisions for the transfer of development rights to:
- (a) Protect environmentally sensitive areas and/or historic resources; and
 - (b) Specify those receiving zones in the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

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

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

Findings of Compliance:

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

Additional Information:

Information #1:

CRA Alternative Compliance

The Port Salerno Landscape code (Section 3.262.I Land Development Regulations) requires one tree planted per 1,000 square feet of development area, which equates to 40 trees. The applicant received a recommendation of approval of alternative compliance to this code from the Port Salerno Neighborhood Advisory Committee on August 13, 2020 to plant 27 trees and retain three existing 16-inch DBH slash pine trees and one sabal palm tree.

Information #2:

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR SECTION 10.2.D.2.e. (2019)

Information #3:

Once the application has been determined to comply by the development review team staff, the project will be scheduled for the next LPA and BCC meetings dependent upon the County's scheduling policy. For the LPA and BCC meetings, additional copies of the site plan will be requested for the distribution packets from the applicant. MARTIN COUNTY, FLA., LDR SECTION 10.10.A.1. (2019)

Information #4:

No land clearing is authorized prior to the pre-construction meeting for the project. 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 by applicable state agency permits may be granted by the Growth Management Department. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

Information #5:

Monitoring

As part of the conditions of approval, all development orders for major applications, including PUDs, shall require the applicant to provide annual status reports to the County Administrator to ensure that development occurs according to the terms of the development order. The monitoring report shall be due in the first quarter of each year until all required infrastructure is completed and required securities provided. MARTIN COUNTY, FLA., LDR SECTION 10.13.D.2. (2019)

Information #6:

Notice of a public hearing:

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area. MARTIN COUNTY, FLA., LDR SECTION 10.6.E.1. (2019)

A list of all owners to be notified pursuant to this section shall be provided by the applicant to the County Administrator no later than two weeks prior to the scheduled time of the public hearing. This list shall be based on the most recent tax roll available and must be certified as to its authenticity and completeness by an attorney at law or title company. MARTIN COUNTY, FLA., LDR SECTION 10.6.E.2. (2019)

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

Commercial Design

N/A

The Commercial Design review is not applicable to the project.

Community Redevelopment Area

Compliance Findings:

The proposed development complies with the requirements of Port Salerno Community Redevelopment Area.

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

Findings of Compliance:

The Applicant is required to dedicate 4' of right-of-way on SE Dixie Highway and a 25' corner clip at the corner of SE Dixie Highway and SE Seaward Street.
The following due diligence must be submitted:

ITEM 1: TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

Note: The applicant has provided all the correct documentation

ITEM 2: SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

Note: The applicant has provided all the correct documentation

ITEM 3: ENVIRONMENTAL SITE ASSESSMENT

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

Note: The applicant has provided all the correct documentation

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

Environmental

Finding of Compliance:

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

Landscaping

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a boat storage facility within the Port Salerno CRA. The Port Salerno Landscape code (Section 3.262.I Land Development Regulations) requires one tree planted per 1,000 square feet of development area, which equates to 40 trees. The applicant received a recommendation of approval of Alternative Compliance to this code from the Port Salerno Neighborhood Advisory Committee on August 13, 2020 to plant 27 trees and retain three existing 16-inch DBH slash pine trees and one sabal palm tree.

Section 3.262.I.4.b (3), Land Development Regulations requires a fence, wall or hedge between vehicular use areas and the road right-of-way. The proposed landscape plan provides a decorative 4-ft. fence as well as a cocoplum hedge.

Section 3.262.I.4.b (1) Land Development Regulations, requires vehicular use areas fronting Cove Road, Salerno Road or A-1-A/Dixie Highway be planted with 16-foot tall trees at 30-foot intervals. Four 16-foot southern live oaks will be planted along A-1-A/Dixie Highway.

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

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

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

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

L. Determination of compliance with county surveyor - Engineering Department

N/A

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

Engineering

Findings of Compliance:

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

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the excavation of 250 cubic yards is proposed; therefore, a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$52.50 shall be paid within sixty (60) calendar days of the project approval. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated that the stormwater from the improvements are being collected and captured in accordance with Martin County Requirements; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: This application does not include any proposed structures that would require a minimum finished floor elevation; therefore, Division 10 is not applicable.

Division 14 - Parking and Loading: This application does not require or proposed parking; therefore, Division 14 is not applicable.

Division 19 - The applicant is not proposing to make modifications to the existing road (SE Seaward Street). The applicant demonstrated compliance with Division 19 with the design of the proposed driveway connection to SE Seaward Street.

Development Order Requirements:

1. Pursuant to Martin County Board of County Commissioners' Resolution 09-2., the applicant is subject to the payment in lieu of construction of the required sidewalks along SE Seaward Street. The applicant shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost of construction is \$25 per linear foot for the total length of property fronting SE Seaward Street (427-feet) which equates to \$10,675.

2. Hauling of material is allowed in accordance with Section 4.343.C. Land Development Regulations, Martin County, Fla. (2001).

- The Engineer of Record must obtain authorization from the County Engineer, or his designee. The request to authorize must include a copy of the proposed haul route, the duration of the proposed hauling, and contracts with the Florida Department of Transportation, if any.
- The approval shall be subject to submittal of signed and certified quarterly reports to the Public Works Department that stipulate how many trucks left the site along with the total cubic yardage of fill material in those trucks. A payment from the applicant of \$0.21 per cubic yard of fill shall

be paid within sixty (60) calendar days of the project approval, pursuant to the Board of County Commissioners' Resolution 10-8.7.

- The engineering hauling fee may be suspended provided the property owner hauling the material requests the fee suspension by way of a documented certification (signed and sealed by a professional engineer, licensed in the state of Florida), in a form acceptable to the County Engineer, that the material is being hauled to another site in Martin County or is for use in the HDD Rehabilitation. This documented certification will be required prior to the issuance of the first Certificate of Occupancy.

Compliance with Adequate Public Facilities Ordinance:

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

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

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

Electronic Files

Findings of Compliance:

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

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

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

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

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances.

[Martin County, Fla., LDR, Article 4, Division 5] (2016)

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

Fire Prevention

Finding of Compliance:

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

Knox Box/ Knox Key Switches/ Knox Pad Locks

Access boxes for access to the structure, Key switches for electronic locking mechanisms and/or padlocks for vertical gates are required. Martin County Fire Rescue utilizes the Knox Access system. Contact the Fire Prevention office at (772)288-5633 for information.

Emergency Management

N/A

The applicant has indicated that the project is for a non-residential use pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, this project is not anticipated to impact Martin County Emergency Management resources and Emergency Management was not required to review this application.

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

Findings of Compliance:

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

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

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

Martin County School Board

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

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

Review Ongoing

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

The following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – In Place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – In Place

Source -Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source – Growth Management Department

Stormwater management facilities

Findings – In Place

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings – In Place

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section P of this staff report

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

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

Item #2:

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

Item #3:

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

Item #4:

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

Item #5:

Original of the executed Unity of Title, consistent with the draft Unity of Title approved by staff during the review process. If there has been a property title transfer since the approval, provide an original and one (1) copy of the Unity of Title, executed by the new property owner, consistent with the County approved format.

Item #6:

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

Item #7:

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

Item #8:

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

Item #9:

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

Item #10:

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

Item #11:

Original of the construction schedule.

Item #12:

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

Item #13:

Two (2) copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County.

Item #14:

A hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$52.50 shall be paid within sixty (60) calendar days of the project approval.

Item #15:

Pursuant to Martin County Board of County Commissioners' Resolution 09-2., the applicant is subject to the payment in lieu of construction of the required sidewalks along SE Seaward Street. The applicant shall pay the cost of construction within sixty (60) calendar days of the project approval. The cost of construction is \$25 per linear foot for the total length of property fronting SE Seaward Street (427-feet) which equates to \$10,675.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		

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

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

*** Required at building permit

X. General application information

Applicant: Genie Investment Company
7335 East Cholla Lane
Scottsdale, AR 85250

Agent: Lucido & Associates
Doug Fitzwater
2431 SE Dixie Highway
Stuart, FL 34994
772-220-2100
dfitzwater@lucidodesign.com

Engineer: Mathers Engineering
Bill Mathers
2431 SE Dixie Highway
Stuart, FL 34994
772-287-0525
mathersengineers@bellsouth.net

Y. Acronyms

ADA.....Americans with Disability Act
AHJ.....Authority Having Jurisdiction
ARDP.....Active Residential Development Preference
BCC.....Board of County Commissioners
CGMP.....Comprehensive Growth Management Plan
CIE.....Capital Improvements Element
CIP.....Capital Improvements Plan
FACBC.....Florida Accessibility Code for Building Construction
FDEP.....Florida Department of Environmental Protection
FDOT.....Florida Department of Transportation
LDR.....Land Development Regulations
LPA.....Local Planning Agency
MCC.....Martin County Code
MCHD.....Martin County Health Department
NFPA.....National Fire Protection Association
SFWMD.....South Florida Water Management District
W/WWSA.... Water/Waste Water Service Agreement

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

RESOLUTION NUMBER 21-

**[REGARDING FINAL SITE PLAN APPROVAL FOR SEAWARD BOAT STORAGE WITH A
CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. Genie Investment Company submitted an application for major development final site plan approval for the Seaward Boat Storage project, located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the final site plan application at a public hearing on December 17, 2020. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board considered such application at a public hearing on January 12, 2021.
4. At the public hearing, all interested parties were given an opportunity to be heard.
5. The final site plan is consistent with the Comprehensive Plan and the Land Development Regulations.

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

The final site plan for Seaward Boat Storage, attached hereto as Exhibit B, is hereby approved. The approved final site plan depicts the alternative compliance requested pursuant to Section 4.667, LDR, Martin County Code, allowing the planting of a total of twenty-seven (27) trees and the retaining of the retaining of three existing 16-inch DBH slash pine trees and one sabal palm tree.

A.. Development of the Seaward Boat Storage project shall be in accordance with the approved final site plan.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity 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.

D. 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 Seward Boat Storage project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.B, LDR, Martin County Code.

F. All permits for the Seward Boat Storage final site plan must be obtained within one year, by January 12, 2022. Development must be completed within two years, by January 12, 2023.

G. 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.

H. Pursuant to Martin County Board of County Commissioners' Resolution 09-2., the applicant is subject to the payment in lieu of construction of the required sidewalks along SE Seaward Street. The applicant shall pay the cost of construction within sixty (60) calendar days of the final approval. The cost of construction is \$25 per linear foot for the total length of property fronting SE Seaward Street (427-feet) which equates to \$10,675.

I. Hauling of material is allowed in accordance with Section 4.343.C. Land Development Regulations, Martin County, Fla. (2001). The Engineer of Record must obtain authorization from the County Engineer, or his designee. The request to authorize must include a copy of the proposed haul route, the duration of the proposed hauling, and contracts with the Florida Department of Transportation, if any. The approval shall be subject to submittal of signed and certified quarterly reports to the Public Works Department that stipulate how many trucks left the site along with the total cubic yardage of fill material in those trucks. A payment from the applicant of \$0.21 per cubic yard of fill shall be paid within sixty (60) calendar days of the project approval, pursuant to the Board of County Commissioners' Resolution 10-8.7. The engineering hauling fee may be suspended provided the property owner hauling the material requests the fee suspension by way of a documented certification (signed and sealed by a professional engineer, licensed in the state of Florida), in a form acceptable to the County Engineer, that the material is being hauled to another site in Martin County or is for use in the HDD Rehabilitation. This documented certification will be required prior to the issuance of the first Certificate of Occupancy.

J. The Applicant has agreed as a condition of approval of the final site plan to convey a 4-foot strip of right-of-way to accommodate the existing pedestrian sidewalk along SE Dixie Highway along with a 25-foot corner clip dedication at SE Dixie Highway and SE Seaward Street to Martin County.

K. 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 12TH DAY OF JANUARY 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN

BY: _____
STACEY HETHERINGTON, CHAIR

CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Final Site Plan

Exhibit A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE HANSON GRANT, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH 100 FEET OF THAT 200 FOOT TRACT LYING NORTH OF BLOCK 68, PLAT OF PORT SALERNO, AS RECORDED IN PLAT BOOK 5, PAGE 16, PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN), COUNTY, FLORIDA AND ALSO SHOWN ON THE PLAT OF THE TOWN OF SALERNO, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF S.E. DIXIE HIGHWAY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. SEAWARD STREET; THENCE NORTH 69°24'17" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF S.E. SEAWARD STREET, FOR A DISTANCE OF 29.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 69°24'17" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF S.E. SEAWARD STREET, FOR A DISTANCE OF 397.76 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 20°35'43" EAST, FOR A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 200 FEET; THENCE SOUTH 69°24'17" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 364.17 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 50°57'41" WEST, FOR A DISTANCE OF 90.90 FEET; THENCE NORTH 09°13'18" EAST, FOR A DISTANCE OF 24.86 FEET TO THE POINT OF BEGINNING OF SAID PARCEL.

SAID PARCEL CONTAINS 39,077.3 SQUARE FEET, 0.897 ACRES, +/-.

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. _____

WHEREAS, Genie Investment Company, an Arizona corporation, has agreed to convey a 4-foot wide strip of right-of-way along SE Dixie Highway, along with a 25-foot corner clip at SE Dixie Highway and SE Seaward Street to Martin County as a condition of approval of the Seaward Boat Storage Major Final Site Plan; and

WHEREAS, Sec. 139.31 and 139.32, General Ordinances, Martin County Code require that any conveyance of an interest in land to Martin County for any public purpose shall be accepted and approved by resolution by the Board of County Commissioners of Martin County; and

WHEREAS, pursuant to Sec. 336.08, Fla. Stat., the Board may designate the property as a public County road by adoption of a resolution.

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

The Martin County Board of County Commissioners hereby accepts and approves the Warranty Deed designating a 4-foot wide section of right-of-way along SE Dixie Highway and a 25-foot corner clip at SE Dixie Highway and SE Seaward Street from Genie Investment Company, an Arizona corporation.

DULY PASSED AND ADOPTED THIS _____ DAY OF _____, 2021.

ATTEST:

MARTIN COUNTY BOARD OF COUNTY
COMMISSIONERS

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

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Project Team:

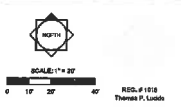
Client & Property Subject	Port Salerno Community Development Authority
Land Planner / Landscape Architect	Lucido & Associates, Inc. (L&A)
Engineer	Valley Engineering Corporation
Surveyor	Robert J. Smith, Inc.

Seaward Boat Storage

Port Salerno, Martin County, Florida

Final Site Plan

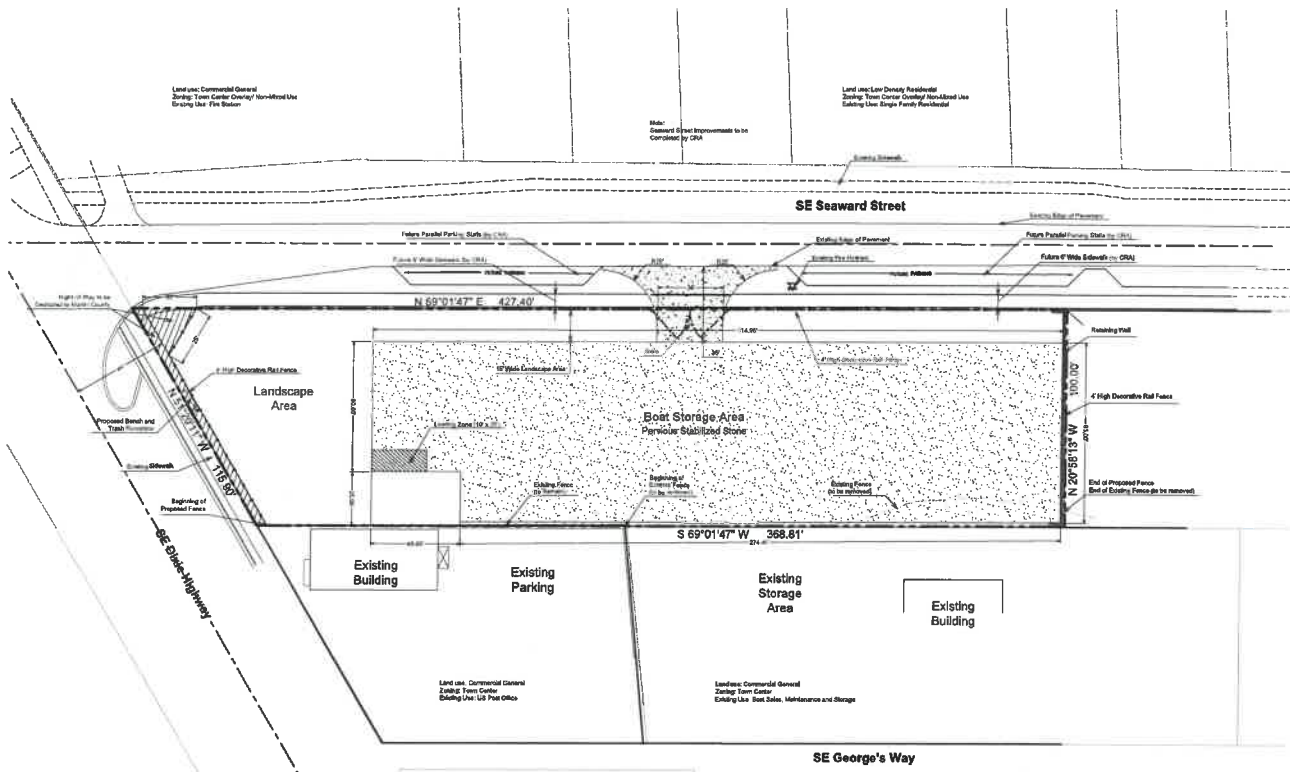
Date	By	Description
01.24.09	RL	Final Site Plan
01.24.09	RL	Final Site Plan
01.24.09	RL	Final Site Plan
01.24.09	RL	Final Site Plan
01.24.09	RL	Final Site Plan



SCALE: 1" = 20'
 0 10 20 40
 RSL & L&A
 Thomas P. Lucido

Designer: SLL
 Manager: D.F.
 Project Number: 15475
 Mapsheet Number: 15475-GC-INC-Final Site Plan
 Computer File: 15475-GC-INC-Final Site Plan.dwg

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- Legend**
- Stabilized Stone
 - Right-of-Way Dedication

Site Data

Right-of-Way Dedication: 733 sf / 0.01 ac
 Total Site Area: 39,077 sf / 0.90 ac
 Parcel Control Number: 51-38-41-001-063-00211-0
 Existing Use: Vacant
 Proposed Use: Dry Boat Storage, Boat Sales, Service Repairs
 CRA: Port Salerno CRA
 Existing Zoning: Port Salerno Mixed Use Overlay
 Future Land Use Designation: Port Salerno Town Center Overlay
 Commercial Waterfront

Pervious / Impervious Data

Total Site Area:	39,077 s.f.	(0.90 Ac.) (100%)
Impervious Area:	25,710 s.f.	(0.59 Ac.) (66%)
Boat Storage Area (Stabilized Stone):	25,710 s.f.	(0.59 Ac.) (66%)
Pervious Area:	13,367 s.f.	(0.31 Ac.) (34%)
Landscape Area:	12,856 s.f.	(0.29 Ac.) (33%)
Grassland Area:	511 s.f.	(0.01 Ac.) (0%)

Open Space

Commercial Waterfront	30%
Regulated Open Space	33%
Landscape Area:	12,856 s.f. (0.29 Ac.) (33%)

Parking

Parking for the project shall be met by the construction of on-street parking by Martin County.



**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	February 18, 2020		
To:	Matt Stahley Martin County Growth Management Dept.		
From:	Doug Fitzwater		
Subject:	Seaward Boat Storage Revised Final Site Plan Application (MC Project #P163-003)	Project No.	17-475

In response to the attached completeness letter dated January 29, 2020, please find enclosed the application fee check in the amount of \$9,127, the original application package, an additional set of plans, and a CD of all.

Please note the following items have been addressed per your completeness letter:

Item #1: Documents not bookmarked – The CD now is a bookmarked PDF.

Item #2: Real Property – Land dedication documentation – This will be coordinated separately with the County's Property Management Division.

Item #3: Stormwater maintenance plan – A stormwater maintenance plan is now included.

Item #4: The xref.dwg file of the revised final site plan – This file is now included.

Item #5: Construction Plans – The construction plans now include a cover sheet with a page/sheet index.

Item #6: Lighting plan – No lighting is proposed, therefore a lighting plan is not required.

If you have any questions or need additional information, please feel free to contact me.

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



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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

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

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

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

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

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January 29, 2020

Mr. Doug Fitzwater
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Record No: DEV2020010009
Project Number: P163-003

RE: Completeness Review
SEAWARD BOAT STORAGE (FKA PORT SALERNO MARINE EXPANSION) REVISED MAJOR
FINAL SITE PLAN

Dear Mr. Fitzwater:

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

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

Item #1: DOCUMENTS: The 8 1/2 by 11-inch documents shall also be submitted digitally, on one disc or flash drive. Bookmark all the documents as indicated in the Checklist. One paper packet must also be submitted.

Comments: Documents were not submitted as a bookmarked .pdf.

Item #2: REAL PROPERTY: Land dedication documentation, if any dedication is proposed/required.

Comments: Land dedication required as discussed in pre-application meeting. Please provide land dedication documentation.

Item #3: STORMWATER MAINTENANCE PLAN (Final Site Plan): A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County.

Comments: Required. Please provide.

Item #4: Electronic files of the final site plan in AutoCAD 2010 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.

Comments: Please provide xref .dwg file.

Item #5: CONSTRUCTION PLANS (Final Site Plan): Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

Comments: Please provide cover sheet with page/sheet index.

Item #6: A lighting plan.

Comments: Required. Please provide.

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

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$9,127.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **P163-003** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Nicki van Vonno, AICP
Growth Management Director

NvV:MS:kk

cc: Genie Investment Company, 7335 East Cholla Lane, Scottsdale, AR 85250



January 9, 2020

Hand Delivery

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Seaward Temporary Boat Storage – Revised Major Final Site Plan Application with Certificate of Public Facilities Reservation (Our Reference: #17-475)

Dear Nicki:

On behalf of the Genie Investment Company, we are pleased to submit this application for revised major final site plan approval. As described in the enclosed Project Narrative and discussed at the pre-application workshop on March 28, 2019, the applicant is proposing to construct a temporary boat storage area on a 0.91- acre parcel in the Port Salerno Community Redevelopment Area.

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

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. The owner's authorization for representation by Lucido & Associates;
5. The recorded deed documenting ownership;
6. The no property transfer statement;
7. The legal description;
8. A draft Unity of Title;
9. A Disclosure of Interest Affidavit;
10. Location & aerial map;
11. Engineer's Opinion of Probable Excavation, Fill & Hauling form;
12. Stormwater report;
13. Traffic Statement;
14. Environmental assessment;
15. Utility service letters;
16. Proposed water sources;
17. Boundary & topographic survey, and electronic copy of same;
18. The proposed revised final site plan, and electronic copy of same;
19. Engineering construction plans;
20. The Landscape plan;
21. A Tree Inventory Plan;
22. Disclosure of Interest Affidavit.

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

- **Land dedication documentation** – No dedication is required or proposed;
- **Wildfire Assessment**- No preserve areas or native areas surrounding proposed project;
- **Utility Certification**- No utilities will be required for the proposed boat storage facility;
- **School impact worksheet** – Not applicable to a non-residential project;
- **Landscape alternative compliance** – No alternative compliance is required;
- **Lighting plan** – Not required or proposed;
- **Architectural plans**- No buildings are proposed with the storage area.

Upon a determination of completeness, we will submit the \$9,127.00 application fee and the additional set of plans to begin the application review.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,



Doug Fitzwater, RLA
Senior Project Manager

Encl.



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Major Final Site Plan

Name or Title of Proposed Project: Seaward Boat Storage

Brief Project Description:

See project narrative

Was a Pre-Application Held? ☒ YES/NO ☐ **Pre-Application Meeting Date:** 3-28-19

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: P163-002

Previous Project Name if applicable: _____

Parcel Control Number(s)

51-38-41-001-063-00211-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Genie Investment Company

Company Representative: Michael Harman

Address: 7335 East Cholla Lane

City: Scottsdale, **State:** AR **Zip:** 85250

Phone: 480-720-8564 **Email:** harmanfiore@gmail.com

C. PROJECT PROFESSIONALS**Applicant (Name or Company):** Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & AssociatesCompany Representative: Doug FitzwaterAddress: 701 SE Ocean BoulevardCity: Stuart, State: FL Zip: 34994Phone: 772-220-2100 Email: dfitzwater@lucidodesign.com**Contract Purchaser (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Stephen J. Brown, Inc.Company Representative: Stephen BrownAddress: 619 East 5th StreetCity: Stuart, State: FL Zip: 34994Phone: 772-288-7176 Email: sjbinc@bellsouth.net**Civil Engineer (Name or Company):** Mathers EngineeringCompany Representative: Bill MathersAddress: 2431 SE Dixie HighwayCity: Stuart, State: FL Zip: 34994Phone: 772-287-0525 Email: mathersengineers@bellsouth.net

PROJECT PROFESSIONALS CONTINUED**Traffic Engineer (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

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

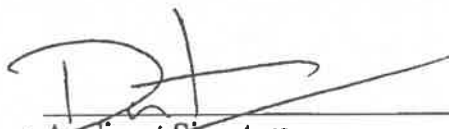
When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

1-9-20
Date

Doug Fitzwater
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 9th day of January, 2020, by DOUG FITZWATER.

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


Notary Public Signature



Printed name

STATE OF: FLORIDA at-large



Martin County, Florida Growth Management Department
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996
 772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Doug Fitzwater, attest that the electronic version included for the project Seaward Boat Storage is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


 Applicant Signature

1-9-2020
 Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 9th day of January, 2020, by DOUG FITZWATER.

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


 Notary Public Signature



Printed name

STATE OF: FLORIDA at-large



PROJECT NARRATIVE

Seaward Boat Storage Boat Storage Yard January 7, 2020

The 0.91-acre (+/-) subject property is located on the south side of SE Seaward Street and east of SE Dixie Highway in the Port Salerno Community Redevelopment Area (CRA) mixed-use overlay. The existing future land use designation is Commercial Waterfront and the existing zoning is WGC. The property was previously cleared and contains no native wetlands or upland habitat.

The initial project concept, which includes a temporary boat storage yard on a portion of the site and the construction of on-street parking, landscaping and a sidewalk on SE Seaward Street, was presented to the Port Salerno Neighborhood Advisory Committee (NAC) on February 28, 2019. As per the discussion at the NAC meeting, the on-street parking will be designed and constructed in accordance with CRA requirements and the frontage parcel on SE Dixie Highway will be maintained as open space for future mixed-use development.

The final site plan shows the on-street parking shown to the Port Salerno NAC. In further discussions with the County, the on-street parking will be designed, constructed and paid for by the County. The on-street parking improvements is not part of this development application, however the proposed final site plan accommodates those future improvements.

Primary access to the property will be by way of an existing access driveway on SE Seaward Street.

The temporary boat storage yard will remain in place until the owner determines the highest and best use given its location in the core of Port Salerno mixed-use overlay. In the meantime, it will be used for boat storage and boat sales in concert with the adjacent Port Salerno Marine business operation.

Genie Investment Company, Inc.
7335 E. Cholla Lane
Scottsdale, AZ 85250

November 4, 2019

Nicki van Vonno, Director
 Martin County Growth Management Department
 2401 S.E. Monterey Road
 Stuart, FL 34996

Re: PCN: 51-38-41-001-063-00211-0
 Seaward Boat Storage Application

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Genie Investment Company, Inc. during the governmental review process of the development application.

Sincerely,

GENIE INVESTMENT COMPANY, INC.
 An Arizona Corporation

By: 

Michael Harman, President


STATE OF Fla

COUNTY OF Martin

The foregoing was acknowledged before me this 4 day of November, 2019, by Michael Harman, President of GENIE INVESTMENT COMPANY, INC.. He [] is personally known to me or [] has produced FLDL - H655-556-60-4190-0 AS identification.

(Notarial Seal)




 NOTARY PUBLIC
 My Commission Expires: May 18, 2020



Recorded in Martin County, FL 10/31/2018 3:50 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$35.50 Deed Tax: \$2,800.00
CFN#2723491 BK 3024 PG 2076 PAGE 1 of 4

Prepared by and return to:
Joseph D. Grosso, Jr.

Joseph D. Grosso, Jr., P.A.
850 NW Federal Highway Suite 236
Stuart, FL 34994
772-261-8557
File Number: 18-089
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of October, 2018 between Port Salerno Trust LLC a Florida limited liability company whose post office address is 4290 SE Salerno Road, Stuart, FL 34997, grantor, and Genie Investment Company, an Arizona corporation whose post office address is 7335 East Cholla Lane, Scottsdale, AZ 85250, grantee:

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

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

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 51-38-41-001-063-00210.00000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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

DoubleTime®

CFN#2723491 BK 3024 PG 2077 PAGE 2 of 4

Signed, sealed and delivered in our presence:

Port Salerno Trust LLC, a Florida limited liability company

By: PORT SALERNO MGMT INC, a Florida corporation,
Its Manager

By: KD Gibbs
Kenneth D. Gibbs, III, President

SK
Witness Name: STEVE KROLL

[Signature]
Witness Name: JOHN CASSIDY

(Corporate Seal)

State of Florida
County of Martin

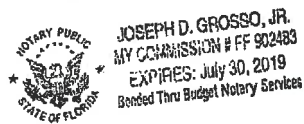
The foregoing instrument was acknowledged before me this 27 day of October, 2018 by Kenneth D. Gibbs, III, President of PORT SALERNO MGMT INC, a Florida corporation, on behalf of the limited liability company for Port Salerno Trust LLC, a Florida limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



STEPHEN J. BROWN, INC.

LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: SJBINC@BELLSOUTH.NET (772) 288-7176

A PORTION OF THE NORTH 100 FEET OF THAT 200 FOOT TRACT LYING NORTH OF BLOCK 68, PLAT OF PORT SALERNO, AS RECORDED IN PLAT BOOK 5, PAGE 16, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND ALSO SHOWN ON THE PLAT OF THE TOWN OF SALERNO, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE HANSON GRANT, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY AND THE SOUTHERLY RIGHT-OF-WAY OF S.E. SEAWARD STREET; THENCE NORTH 69°24'17" EAST, A DISTANCE OF 427.40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF S.E. SEAWARD STREET; THENCE SOUTH 20°35'43" EAST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 69°24'17" WEST, A DISTANCE OF 368.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY; THENCE NORTH 50°57'41" WEST, A DISTANCE OF 115.90 FEET, ALONG THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 39,810 SQUARE FEET.

NOTE: THIS LAND DESCRIPTION SHALL NOT BE VALID UNLESS:

A. PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.

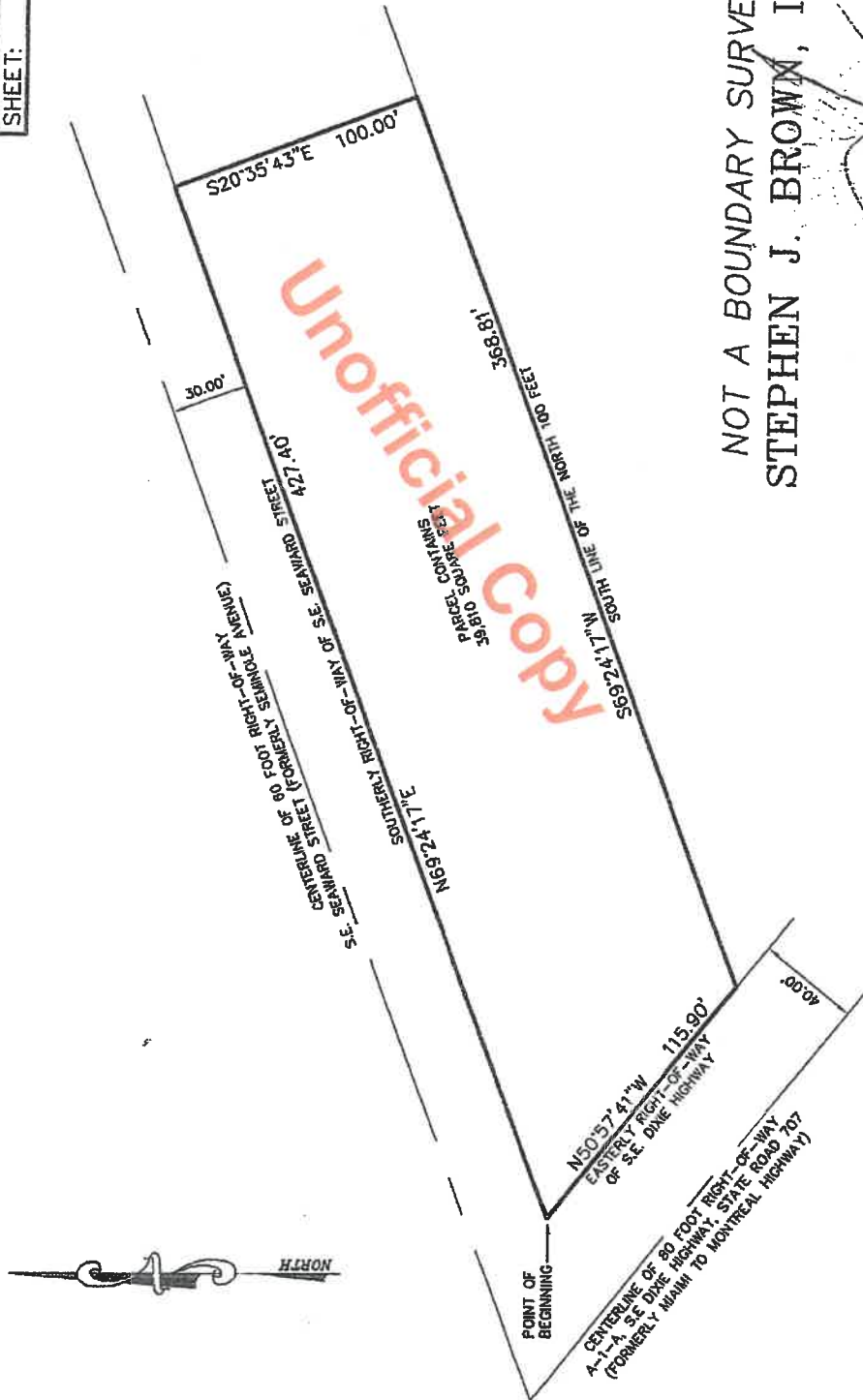
B. REPRODUCTIONS OF THIS DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

JOB #:	589-02-01
DRAWN BY:	R.F.C.
CHECKED BY:	S.J.B.
DATE:	05/22/2018
SCALE:	N/A
SHEET:	1 OF 2

CFN#2723491 BK 3024 PG 2079 PAGE 4 of 4

STEPHEN J. BROWN, INC.
 LICENSED BUSINESS NUMBER: 6484
 SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
 619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: SUBINC@BELLSOUTH.NET (772) 288-7176

JOB #:	589-02-01
DRAWN BY:	R.F.C.
CHECKED BY:	S.J.B.
DATE:	05/22/2018
SCALE:	1" = 60'
SHEET:	2 OF 2




NOT A BOUNDARY SURVEY
 STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4049, STATE OF FLORIDA

To the best of my knowledge and belief, there has been no transfer of the subject property since the Warranty Deed into Genie Investment Company, an Arizona corporation, was recorded in O.R. Book 3024, Page 2076, of the Martin County Public Records.

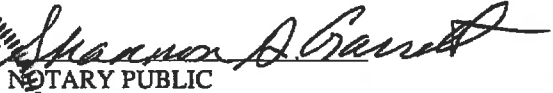
DATED THIS 11th DAY OF December, 2019.


Doug Fitzwater

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 2019 BY DOUG FITZWATER, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.




NOTARY PUBLIC

COMMISSION EXPIRES: May 18, 2020

 **lucido & associates**

May 7, 2020

RECEIVED

MAY 12 2020

**HAND DELIVERY
GROWTH MANAGEMENT
DEPARTMENT**

Mathew Stahley, Senior Planner
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

**RE: Seaward Boat Storage – Major Final Site Plan – First Resubmittal in Response to Staff Report Dated March 12, 2020
(MC Project #P163-003; Lucido #17-475)**

Dear Matthew:

In response to the above-referenced staff report and the workshop on March 19, 2020, please find enclosed the original resubmittal packet containing the documents and plans referenced below, and a CD with PDF copies of the resubmitted materials, and an additional set of the 24x36 plans.

The enclosed revised materials are listed as follows:

1. Engineering response letter
2. Legal description and sketch of the land to be dedicated to Martin County;
3. Title Commitment for the ROW dedication
4. Title Commitment - Deed
5. Title Commitment - Exception copy of Ordinance 626
6. Title Commitment - Exception copy of Miles or Hanson Grant Subdivision Map;
7. Phase 1 Environmental Report for the ROW dedication;
8. Final Site Plan;
9. Landscape plan;
10. Engineering construction Plans;
11. Updated legal description and boundary of the ROW dedication;
12. Updated boundary and topo survey of the project area, with AutoCAD version of the same;
13. Survey and legal description of the right-of-way dedication, with AutoCAD version of the same.

The application materials have been revised as outlined in the following itemized responses to the staff comments as discussed during the workshop and in follow up meetings with county staff.

Itemized Responses to Staff Report

- A. Application information**
Agree.
- B. Project description and analysis**
Agree.
- C. Staff recommendation**
See responses to the non-comply comments below.

D. Review Board/Committee action

Agree.

E. Location and site information

Agree.

**F. Determination of compliance with Comprehensive Growth Management Plan requirements
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.

Response

All unresolved issues have been addressed as discussed and agreed upon during the workshop or as noted in the responses below.

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

Item #1: Narrative

Please provide a statement verifying dry storage racks will not be used to store boats for this project.

Response

The narrative has been updated to include a statement verifying that dry storage racks will not be used to store boats for this project.

Item #2: Legal Description

Please revise the legal description and site plan to less and except the Right-of-Way dedication from the project area.

Response

The legal description and site plan have been updated to less and except the right-of-way dedication from the project area.

Item #3: Site Data

1. Please remove the 732 square foot proposed Right-of-Way dedication from the total site area.

Response

The proposed right-of-way dedication has been removed from the total site area.

2. Please provide a breakdown of open space that includes the total site area in square foot/acres/percent

Response

An open space breakdown has been provided on the final site plan.

Item #4: Site Plan Graphics

1. Please make the hatching for the stabilized boat storage area more visible to distinguish it from the landscaped areas.

Response

The stabilized boat storage area has been hatched to make it more visible.

2. Please label the boat storage area as “stabilized boat storage” in the legend, site plan, and site data for clarification. The category it is placed into within the site data will determine if it is pervious or impervious.

Response

The stabilized boat storage area is considered impervious area for the purposes of the site plan.

3. Please change “Revised Final Site Plan” to “Final Site Plan”

Response

The plan has been relabeled “Final Site Plan.”

4. Please provide dimensions on the site plan for the stabilized boat storage area.

Response

The stabilized boat storage area has been dimensioned.

5. Please label the proposed Right-of-Way dedication area as “Right-of-Way to be dedicated to Martin County”

Response

The right-of-way has been labeled as requested.

6. Please give the right of way dedication area a different pattern and add to the legend.

Response

The right-of-way dedication has been hatched.

H. Determination of compliance with urban design and community redevelopment requirements

Commercial Design

The Commercial Design review is not applicable to the project.

Community Redevelopment Area

Issue #1

Minimum open space shall be 30 percent. Martin Co., CGMP, Policy 4.13A.8.(4). Please dimension on the Site Plan the Landscape Area and the Boat Storage Area.

Response

The landscape area and the boat storage area have been labeled on the site plan.

Issue #2

A minimum of one loading space must be provided for all buildings that receive or ship goods via semitrailer or trucks larger than 20 feet in length. The space must not obstruct or hinder the movement of vehicles or pedestrians. Martin Co., LDR, § 3.262.8. Please show on the Site Plan the location and dimensions of the loading space.

Response

As discussed at the development review meeting, no loading space is required for a boat storage facility.

I. Determination of compliance with property management requirements

The required due diligence items have been provided as part of this resubmittal.

J. Determination of compliance with environmental and landscaping requirements

Environmental

Along the proposed western silt fence boundary, please show the location of the silt fence to be outside of the tree barricades for the protected trees. Silt fencing entrenched close to protected trees could damage the root structure

Response

The silt fence along the western boundary has been revised to be outside of the tree barricade limits.

Landscape

Item #1

Please provide a detailed survey of trees (located on the project site and in the adjacent right-of-way) to be preserved and counted toward the tree requirement of planting one tree per 1,000 square feet of total project area (Article 3, Division 6, Section 3.6.2.I, LDR).

Response

A detailed tree inventory has been provided. There are three pine trees that will remain and are credited toward the minimum tree requirements.

Item #2

Please provide 40 trees for the 39,810 square feet of project area that meet the specifications outlined in Article 4, Division 15, Section 4.664, LDR.

Response

Since this project is temporary and will be redeveloped in the future, the applicant requests alternative compliance with regards to the total number of trees required, which are outlined in Article 4, Division 15, Section 4.664, LDR. The landscape plan provides for 24 trees which is more than sufficient for this use, in addition that the landscape design has created a landscape area along Dixie Highway to buffer the proposed project.

Item #3

Please provide a bench and a garbage container along A-1-A/Dixie Highway per Article 3, Division 6, Section 3.6.2.I.a, LDR.

Response

A bench and a garbage container has been provided along A-1-A/ Dixie Highway within the proposed right-of-way dedication.

K. Determination of compliance with transportation requirements

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

L. Determination of compliance with county surveyor

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

Please see the provided letter by Mathers Engineering dated March 30th, 2020

N. Determination of compliance with addressing and electronic file requirements

Addressing and Electronic File Submittal

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

O. Determination of compliance with utilities requirements

Water and Wastewater Service

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service.

Wellfield and Groundwater Protection

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances.

P. Determination of compliance with fire prevention and emergency management requirements
Fire Prevention

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

Knox Box/ Knox Key Switches/ Knox Pad Locks

Access boxes for access to the structure, Key switches for electronic locking mechanisms and/or padlocks for vertical gates are required. Martin County Fire Rescue utilizes the Knox Access system. Contact the Fire Prevention office at (772)288-5633 for information.

Emergency Preparedness

The applicant has indicated that the project is for a non-residential use pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, this project is not anticipated to impact Martin County Emergency Management resources and Emergency Management was not required to review this application.

Q. Determination of compliance with ADA requirements

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements.

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

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan.

Martin County Health Department

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes.

S. Determination of compliance with legal requirements

Review Ongoing

T. Determination of compliance with adequate public facilities requirements

Noted.

U. Post-approval requirements

Noted.

V. Local, State and Federal Permits

Noted.

W. Fees

Noted.

X. General application information

Agree.

Y. Acronyms

Noted.

Z. Attachments

Noted.

Matthew Stahley
May 7, 2020
Page 7 of 7

I trust these responses and the revised plans satisfactorily address the comments contained in the staff report and allow this project to move forward to the County Commission meeting.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "D Fitzwater", with a long horizontal flourish extending to the right.

Doug Fitzwater, RLA

Encl.



July 24, 2020

HAND DELIVERY

Mathew Stahley, Senior Planner
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

**RE: Seaward Boat Storage – Major Final Site Plan – Second Resubmittal in Response to Staff Comments Dated March 12, 2020
(MC Project #P163-003; Lucido #17-475)**

Dear Matthew:

In response to the above-referenced staff comments received on June 5, 2020, please find enclosed the original resubmittal packet containing the documents and plans referenced below, and a CD with PDF copies of the resubmitted materials, and an additional set of the 24x36 plans.

The enclosed revised materials are listed as follows:

1. Revised Title Commitment;
2. Reliance letter for Phase 1 Environmental Assessment;
3. Alternative compliance request;
4. Updated survey;
5. Updated site plan;
6. Updated tree inventory plan;
7. Updated landscape plan.

The application materials have been revised as outlined in the following itemized responses to the staff comments as discussed during the workshop and in follow up meetings with county staff.

Itemized Responses to Staff Comments

Land Use and Zoning

Item #1:

Please revise the stand-alone legal description that will be attached to the development order along with the site plan perimeter project boundary to less and except the Right-of-Way dedication area.

Response

The stand-alone legal description that was provided with the previous submittal has been confirmed as acceptable by Martin County staff.

Item #2.1:

Please change “Revised Final Site Plan” to “Final Site Plan”

Response

The site plan has been updated to change “Revised Final Site Plan” to “Final Site Plan.”

Item #2.2:

Please label the proposed Right-of-Way dedication area as “Right-of-Way to be dedicated to Martin County”

Response

The proposed right-of-way dedication area has been labeled accordingly.

Item #3:

Alternative Compliance: An applicant for development approval may submit a site, landscape, or architectural plan which varies from the requirements of this division 6 in order to accommodate unique circumstances of the proposed development site. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may be approved only after having been reviewed by the appropriate Neighborhood Advisory Committee and upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of this division 6 as well as or more effectively than adherence to the strict requirements of this division 6 and would help carry out specific goals or objectives outlined in the particular CRA plan.

Appropriate justifications for approving alternative plans include but are not limited to:

1. The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Redevelopment Overlay Districts.
2. The utilization of existing site characteristics, such as historical or archaeological features, topography, scenic views or native vegetation.
3. Improve or provide integration of proposed development with the surrounding off-site development.
4. The preservation of the historical or archaeological features of the area.

Response

The applicant is requesting alternative compliance for the proposed landscape. Please see the included alternative compliance statement.

Property Management

Item #1:

Proposed Policy Amount should be \$17,500.00

Response

The insurable amount has been updated to \$17,500.

Item #2:

The Sketch and Legal requires revisions per the Surveying Division. The Survey was not prepared with the benefit of the Title Commitment and does not include the Commitment Number, Name of the Title Company and Date and Time of the Commitment

Response

The survey was prepared with benefit of the Title Commitment. The survey was updated to include the commitment number, name of the title company, and the time of the commitment.

Item #3:

The ESA does not state that Martin County can rely on the results of the report. A letter can be provided from the ESA firm indicating that Martin County can rely on the results.

Response

A reliance letter from ProTech Assessments, Inc has been provided with this resubmittal.

Property Management

Item #1:

Please explain why 13 trees are not provided and what the basis is for Alternative Compliance.

Response

Please see the included alternative compliance request. The provided landscape plan and tree inventory plan has been updated to show the proposed loading area.

Community Redevelopment Area

Item #1:

A minimum of one loading space must be provided for all buildings that receive or ship goods via semitrailer or trucks larger than 20 feet in length. The space must not obstruct or hinder the movement of vehicles or pedestrians. Martin Co., LDR, § 3.262.8. Please show on the Site Plan the location and dimensions of the loading space.

Response

We have provided one loading area on the site plan.

I trust these responses and the revised plans satisfactorily address the comments contained in the staff report and allow this project to move forward to the County Commission meeting.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Fitzwater".

Doug Fitzwater, RLA

Encl.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule A

Transaction Identification Data for reference only:

Commitment Number: 872465	Revision Number: None	Issuing Office File Number: 20-064	Issuing Office: 1975101
Property Address: Stuart, FL	Loan ID Number:	ALTA Universal ID: None	Issuing Agent: Joseph D. Grosso, Jr. P.A.

1. Commitment Date: **April 1, 2020 at 11:00 PM**
2. Policy to be Issued: Proposed Policy Amount:
 OWNER'S: **ALTA Owner's Policy (06/17/06). (With Florida Modifications)** \$17,500
 Proposed Insured: **Martin County, a political subdivision of the State of Florida**
 MORTGAGEE:
 Proposed Insured:
 MORTGAGEE:
 Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE** (Identify estate covered, i.e., fee, leasehold, etc.)
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
Genie Investment Company, an Arizona corporation
5. The Land is described as follows:
See Exhibit A

Old Republic National Title Insurance Company

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111


 AUTHORIZED SIGNATORY

Joseph D. Grosso, Jr. P.A.

1975101

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule B-I

Issuing Office File Number: 20-064

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Warranty Deed from Genie Investment Company, an Arizona corporation, to the proposed insured purchaser(s).
5. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
6. Satisfactory evidence must be furnished establishing that Genie Investment Company, is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer.
7. If there is no governmental agency in charge of business entity records from which a certificate of good standing can be obtained, then an attorney or notary public in the state or country of origin, who has examined the appropriate business entity records, can provide the certificate. In addition to the requirements set forth for Florida entities, compliance with any requirements necessitated by the laws of the foreign jurisdiction with regard to the specific entity involved in the transaction to be insured must be confirmed.
8. Certified copy of corporate charter or articles of incorporation and any amendments in the language of the place of origin with a verified translation must be placed of record. Record corporate resolution authorizing the sale and conveyance [or mortgage] and confirming the authority of the director, officer, or nominee who will be signing the deed.
9. Confirm compliance with any requirements necessitated by the laws of the foreign jurisdiction of formation; the proper persons to execute the instrument(s) to be insured; and that the corporation is not a debtor in bankruptcy. This may require a legal opinion from an attorney licensed to practice law in the foreign jurisdiction.
10. Record certificate of incumbency certifying who the directors and officers, if any, are. If there is no governmental agency in charge of corporate records from which the certificate can be obtained, then an attorney or notary public in the state or country of origin, who has examined the appropriate corporate records, can provide the certificate. If the law of the foreign jurisdiction recognizes an authority other than an attorney or notary public for purposes of making such certification, then such other authority is acceptable.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**AMERICAN LAND TITLE ASSOCIATION
COMMITMENT****Schedule B-I**

Issuing Office File Number: 20-064

11. If the instrument to be insured is to be executed by any person other than the President, Vice President, or Chief Executive Officer, a resolution authorizing said person to execute the instrument on behalf of the corporation must be furnished.
12. Satisfactory evidence must be furnished establishing that the subject property is being sold in the usual and regular course of business and in compliance with the articles of incorporation; if it is not, satisfactory evidence must be provided complying with 607.1202, F.S.
13. Resolution by the Board of County Commissioners of Martin County, Florida, accepting the conveyance to be insured herein.
14. FOR INFORMATIONAL PURPOSES ONLY, the following constitutes a 24-month Chain of Title preceding the effective date hereof and constitutes conveyances and transfers of ownership only: 3024/2076.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule B-II

Issuing Office File Number: 20-064

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
 - a. General or special taxes and assessments required to be paid in the year **2020** and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Ordinance No. 626 recorded in O.R. Book 1702, Page 2692, Public Records of Martin County, Florida.
6. All matters contained on the Plat of Miles or Hanson Grant, as recorded in Plat Book 1, Page 11, Public Records of Palm Beach (now Martin) County, Florida.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT
Exhibit A

Commitment Number:

872465

Issuing Office File Number:

20-064

A PARCEL OF LAND LYING IN THE HANSON GRANT, AND BEING FURTHER DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH 100 FEET OF THAT 200 FOOT TRACT LYING NORTH OF BLOCK 68, PLAT OF PORT SALERNO, AS RECORDED IN PLAT BOOK 5, PAGE 16, PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN), COUNTY, FLORIDA AND ALSO SHOWN ON THE PLAT OF THE TOWN OF SALERNO, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF S.E. DIXIE HIGHWAY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. SEAWARD STREET; THENCE NORTH 69°24'17" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF S.E. SEAWARD STREET, FOR A DISTANCE OF 29.64 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 09°13'18" WEST, FOR A DISTANCE OF 24.86 FEET; THENCE SOUTH 50°57'41" EAST, FOR A DISTANCE OF 90.90 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 200 FEET; THENCE SOUTH 69°24'17" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 4.64 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY; THENCE NORTH 50°57'41" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY, FOR A DISTANCE OF 115.90 FEET, TO THE POINT AND PLACE OF BEGINNING.



PROTE-2

OP ID: SF

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/17/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
TCC Associates, Inc.
PO Box 11975
Fort Lauderdale, FL 33339-1975
Thomas C Cundy, Jr.

954-565-1117

CONTACT Thomas C Cundy, Jr.**PHONE** (A/C, No, Ext): 954-565-1117**FAX** (A/C, No): 954-565-1131**E-MAIL ADDRESS:****INSURER(S) AFFORDING COVERAGE****NAIC #****INSURER A:** Evanston Insurance Co

03759

INSURER B:**INSURER C:****INSURER D:****INSURER E:****INSURER F:**

INSURED
Pro Tech Assessments, Inc.
Attn: Leslie Dobbs
934 N. University Dr. Ste. 225
Coral Springs, FL 33071-7029

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pollution Liab GEN'L AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			MKLV2ENV101161 MKLV2ENV101161	05/01/2019 05/01/2019	05/01/2020 05/01/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			MKLV2ENV101161	05/01/2019	05/01/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab			MKLV2ENV101161	05/01/2019	05/01/2020	Per Claim 1,000,000
A	CLAIMS MADE BASIS			RETRO DATE-05/01/98	05/01/2019	05/01/2020	Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

MARTIN2

Martin County Public Works,
Real Property Division
2401 SE Monterey Road
Stuart, FL 34996

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Seaward Boat Storage

Alternative Compliance Request

Seward Boat Storage is requesting alternative compliance from Section 3.262.I.3.a of the Port Salerno CRA landscape code which requires one tree per thousand square feet of total site area. This landscape requirement would require 40 trees to be planted on site. The applicant has provided a total 27 trees on site and is requesting alternative compliance for 13 unplanted trees.

The applicant has provided additional landscape items to offset the request to reduce the number of required trees. The applicant has preserved three trees on site, each with a 16" diameter at breast height. The Port Salerno Landscape Code values each preserved tree as a single tree credit, however if this project was outside of the Port Salerno CRA the total value for the preserved trees would be nine credits each for a total of 27 credits, which exceeds the alternative compliance request of 13 trees.

In addition to the three trees preserved on-site, the applicant will provide both a decorative aluminum fence and hedge along SE Seaward Street and SE Dixie Highway. Section 3.262.I.4.b.(3) of the Port Salerno landscape code requires either a wall, fence, or hedge around all vehicular use areas. The applicant will exceed this minimum requirement by providing both a decorative aluminum fence and a hedge.

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
Genie Investment Company, An Arizona Corporation	7335 East Cholla Lane Scottsdale, AZ 85250

(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
Michael Harman	7335 East Cholla Lane Scottsdale, AZ 85250	100%

(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

(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 *
None				

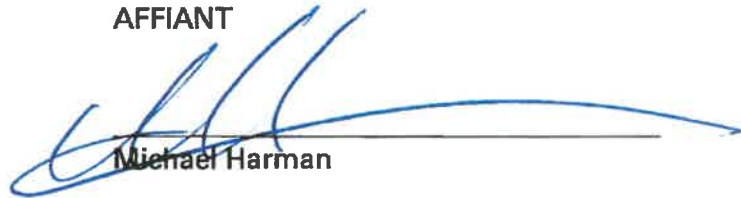
(If more space is needed attach separate sheet)

- 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


Michael Harman

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 4th day of November 2019, by Michael Harman, who is personally known to me or have produced FLDL H655-556-60-419.0 as identification.




Notary Public, State of Fla
Print Name: Shannon D Garrett
My Commission Expires: May 18, 2020

Public Notices

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the necessary accommodations. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 320-3131, for more information. 2400 56th Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate

as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an

Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an

authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be

submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or ad-

...ary group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the agenda and materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Matt Stahley, Senior Planner, mstahley@martin.fl.us or 2401 E Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS
4TH DAY OF NOVEMBER
2020
Publish: Nov. 30, 2020
CN4483243

**NOTICE OF APPLICATION FOR
TAX DEED**

Tax Deed File No.: 19-337

NOTICE IS HEREBY GIVEN, that

GFY, LLC. the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2017/6348
 Year of Issuance: 2017
 Address:
 130 US HIGHWAY 1, SLC
 Property Description:
 36405 126 FT AS MEAS ALG
 W US 1 OF FOL DESC PROP:
 FROM SE COR OF SEC RUN N
 N E SEC LI 2385.78 FT, TH W/4
 SEC LI 1135.81 FT TO POB,
 N CONT W/350 FT TO ERW
 S 1, TH RUN NWLY ALGRAW

did property being in the
County of St. Lucie, State of
Florida,

less said certificate shall be deemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale on the 14th of December, 2020, at any subsequently scheduled sale date at <https://stluciacr.auction.com> at 11:00

WARNING
THERE ARE UNPAID TAXES ON
PROPERTY WHICH YOU OWN
IN WHICH YOU HAVE A
LEGAL INTEREST. THE PROPERTY
WILL BE SOLD AT PUBLIC
AUCTION ON 12/14/2020
UNLESS THE BACK TAXES ARE
PAID TO MAKE PAYMENT, OR
TO RECEIVE FURTHER INFORMATION,
CONTACT THE

PROPERTY MAY BE REDEEMED
THROUGH THE ST. LUCIE COUNTY
TAX COLLECTOR. FOR REDEMPTION
TERMS AND INSTRUCTIONS,
PLEASE CONTACT THE TAX COLLECTOR
AT 772-462-1650.

Date this 22nd day of
September, 2020
vs/ANGELA RIGGINS, Deputy
Clerk
Clerk of the Circuit Court, St.
Lucie County
do: November 9, 16, 23, 30,
44393743

homes Love the house.
Know the neighborhood

611

C Location: Martin County
Administrative Center, 2401
Monterey Road, Stuart,
Florida 34996

Gateway Estates, LLC and Martin Gateway Center, LLC approval of a development agreement pursuant to Article 7, Land Development Regulations (LDR) for the mixed-use project (P172-004). The agreement includes the following funding and level of

ROADS: The north entrance to SE Gomez Ave to the south entrance to SE Gomez Ave, SERVICES/FACILITIES: Road and Ancillary Drainage

SESSMENT AREA: SW

adjacent to, or which have access directly to, or by easement to SW St. George Street and SW Lake Street from SW Lake Street to the east terminus of Road to St. George Street, and SW Lake Street from SW St. George Street to SW Lake Street.



NOTICE OF PUBLIC HEARINGS

December 3, 2020

Subject and Location: Seaward Boat Storage (P163-003) Genie Investment Company – Requesting major final site plan approval to develop an approximate 25,210 square foot stabilized boat storage area and associated infrastructure. The 0.91-acre undeveloped site is located on the east side of SE Dixie Highway at the intersection of SE Seaward Street and SE Dixie Highway in Port Salerno. Included in this application is a request for a Certificate of Public Facilities Reservation.

Dear Property Owner:

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of Major Final Site Plan approval request as noted above will occur at two public hearings.

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

Time and Date: LOCAL PLANNING AGENCY

7:00 P.M., or as soon after as the matter may be heard, on
Thursday, December 17, 2020

LPA Location: John F. and Rita M. Armstrong Wing of the Blake Library
2351 S.E. Monterey Road
Stuart, Florida 34996

Time and Date: BOARD OF COUNTY COMMISSIONERS

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, January 12, 2021

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

All interested persons are invited to attend and be heard.

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

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice

Seaward Boat Storage Notice
December 3, 2020
Page 2 of 2

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

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

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Matt Stahley, Senior Planner, mstahley@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Sincerely,

Doug Fitzwater
Senior Project Manager

Attachment: Location Map





**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	February 26, 2020		
To:	Matt Stahley Martin County Growth Management Dept.		
From:	Shirley Lyders		
Subject:	Seaward Boat Storage (Martin County Project #P163-003)	Project No.	17-475

Pursuant to Article 10.6.B of the Development Review Procedures, attached is the certification regarding the posting of the project sign for your records.


Doug Fitzwater
220 Hibiscus Avenue
Stuart, FL 34996

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

Notice Development Application
SEAWARD BOAT STORAGE (FKA PORT SALERNO MARINE EXPANSION)
REVISED MAJOR FINAL SITE PLAN
File Number P163-003

Dear Mr. Crady:

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



Doug Fitzwater

State of Florida
County of Martin

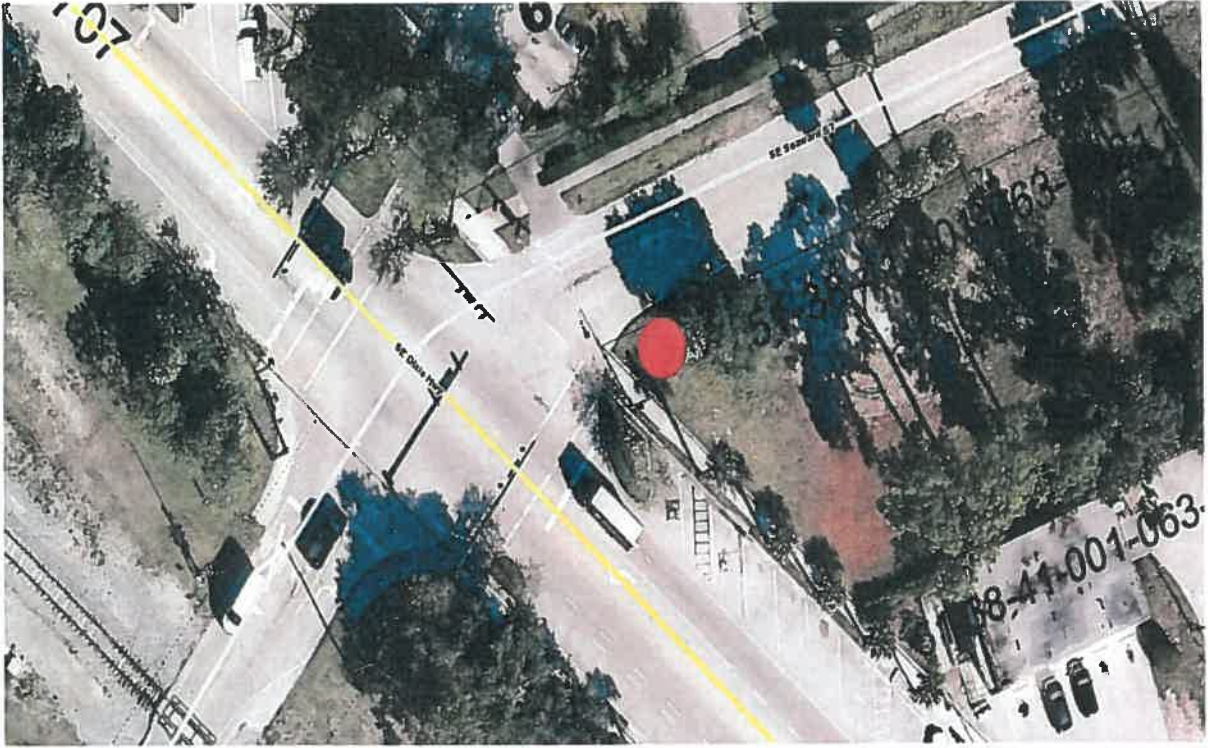
Doug Fitzwater, who is personally known to me, acknowledged the forgoing instrument before me on Feb. 04, 2020.



Notary Public, State of Florida







Sign Location



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

December 2, 2020

Ownership Search

Prepared For: Lucido & Associates

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500 foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

A handwritten signature in blue ink that reads 'Karen Rae Hyche'.

Karen Rae Hyche



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P20-11,614/IC

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500 foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

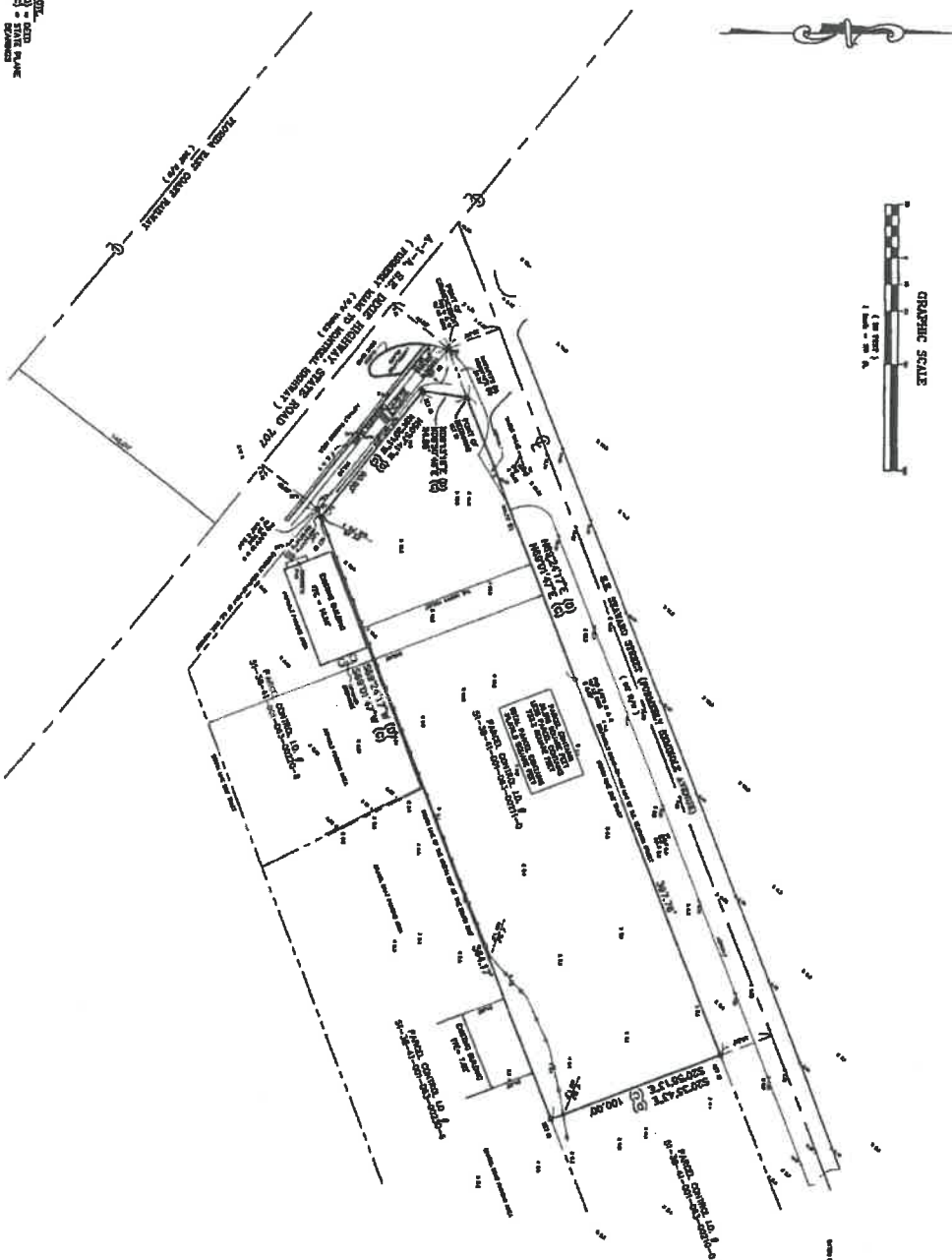
Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche



LEGAL DESCRIPTION

A PORTION OF THE NORTH 100 FEET OF THAT 200 FOOT TRACT LYING NORTH OF BLOCK 6A, PLAT OF PORT SALEMBO, AS RECORDED IN PLAT BOOK 3, PAGE 18, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND ALSO SHOWN ON THE PLAT OF THE TOWN OF SALEMBO, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS

[illegible]

SAND PARCEL CONTAINS 39,810 SQUARE FEET

LESS THE FOLLOWING PARCEL:

A PARTIAL OF LAND LYING IN THE HANSON GRANT, AND BEING FURTHER DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTH 100 FEET OF THAT 200 FOOT TRACT LYING NORTH OF BLOCK NO. 14, PLAT OF PUBLIC SALERDIO, AS RECORDED IN PLAT BOOK 5, PAGE 18, PUBLIC RECORDS OF PIMA COUNTY, (NOW MARICOPA) COUNTY, ARIZONA, AND ALSO SHOWN ON THE PLAT OF THE TOWN OF SALERDIO, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARICOPA COUNTY, ARIZONA.

BEING FURTHER DESCRIBED AS FOLLOWS:

[illegible]

SAD PARCEL CONTAINS 711.2 SQUARE FEET, 0.017 ACRES, +/-

NOTES:

1. Survey is conducted by Bureau of Census
2. Data from survey are collected by computer

1. All bearings shown herein are referenced to
Commonwealth Patent Foot Tread Markings.

located on North 6501st East, with an address of 6501 North 65th East.

* They are no more grand monuments.

the FCLM Map No. 1302000000, dated 1964, showing the parcel in Item 1. Item 2.

subject is not among our traditional research areas, this is an illustration by the author of the book of the need to expand our research horizons.

• The essential use of the survey and map is

10. Attempts or threats to survey, target or party or parties in prohibited subject within

10

STEFAN J. BROWN, PORTUGAL, SINCE 1994
REGISTRATION NO. 4041, EIA 07-00000000

STEPHEN J. BROWN, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

1. PROPERTY ADDRESS:
2. CERTIFIED TO:
GENIE INVESTMENT COMPANY, AN ARIZONA CORPORATION
--JOSEPH D. GROSSO, JR., P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Exhibit "A"

PREPARED FOR: GENIE INVESTMENT COMPANY

STEPHEN J. BROWN, INC

LICENSED BUSINESS NUMBER. 6464

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

818 EAST 8TH STREET; STUART FLORIDA 34994 EMAIL: spine@bellworld.net PHONE: (772)-855-9176

BOUNDARY & TOPOGRAPHIC
SURVEY

Reception	87
Guest Registration 9/1/94-2/94	9.8
Guest Letters 9/1/94-2/94	9.8
Mail copy delivered property 9/1/94-2/94	9.8
Direct Response 9/1/94-2/94	9.8
Guest Data Base 9/1/94-2/94	9.8
TOTAL	

DATE	5/18/2018
TIME	5:18
LOCATION	10/00/2018
UNIT	1" - 2" X 0"
DATE	5/18/2018
TIME	5:18
LOCATION	10/00/2018
UNIT	1" - 2" X 0"

Martin County, Florida - Laurel Kelly, C.F.A

generated on 12/2/2020 11:23:08 AM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
51-38-41-001-063-00211-0	1120383	UNASSIGNED, STUART	\$332,980	11/28/2020

Owner Information

Owner(Current)	GENIE INVESTMENT COMPANY
Owner/Mail Address	7335 E CHOLLA LN SCOTTSDALE AZ 85250
Sale Date	10/31/2018
Document Book/Page	<u>3024 2076</u>
Document No.	2723491
Sale Price	400000

Location/Description

Account #	1120383	Map Page No.	HG-52
Tax District	9009	Legal Description	A PARCEL OF LAND LYING IN THE HANSON GRANT BEING MORE PARTICULARLY DESCRIBED IN OR 3024/2076 PUBLIC RECORDS MARTIN COUNTY FLORIDA
Parcel Address	UNASSIGNED, STUART		
Acres	.9100		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	1000 Vacant Commercial
Neighborhood	50800 Manatee Pocket

Assessment Information

Market Land Value	\$332,980
Market Improvement Value	
Market Total Value	\$332,980

Exhibit "B"



Recorded in Martin County, FL 10/31/2018 3:50 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$35.50 Deed Tax: \$2,800.00
CFN#2723491 BK 3024 PG 2076 PAGE 1 of 4

623

Prepared by and return to:
Joseph D. Grosso, Jr.

Joseph D. Grosso, Jr., P.A.
850 NW Federal Highway Suite 236
Stuart, FL 34994
772-261-8557
File Number: 18-089
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of October, 2018 between Port Salerno Trust LLC a Florida limited liability company whose post office address is 4290 SE Salerno Road, Stuart, FL 34997, grantor, and Genie Investment Company, an Arizona corporation whose post office address is 7335 East Cholla Lane, Scottsdale, AZ 85250, grantee:

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

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

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 51-38-41-001-063-00210.00000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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

FOR ref.

DoubleTime®

Signed, sealed and delivered in our presence:

Port Salerno Trust LLC, a Florida limited liability company

By: PORT SALERNO MGMT INC, a Florida corporation,
Its Manager

By: KD Gibbs
Kenneth D. Gibbs, III, President

Witness Name: STACEY KROLL

Witness Name: Joseph D. Grosso

(Corporate Seal)

State of Florida
County of Martin

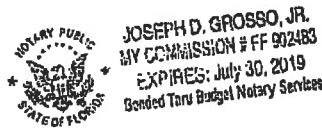
The foregoing instrument was acknowledged before me this 27 day of October, 2018 by Kenneth D. Gibbs, III, President of PORT SALERNO MGMT INC, a Florida corporation, on behalf of the limited liability company for Port Salerno Trust LLC, a Florida limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



STEPHEN J. BROWN, INC.

LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: SJBINC@BELLSOUTH.NET (772) 288-7176

A PORTION OF THE NORTH 100 FEET OF THAT 200 FOOT TRACT LYING NORTH OF BLOCK 68, PLAT OF PORT SALERNO, AS RECORDED IN PLAT BOOK 5, PAGE 16, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND ALSO SHOWN ON THE PLAT OF THE TOWN OF SALERNO, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE HANSON GRANT, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY AND THE SOUTHERLY RIGHT-OF-WAY OF S.E. SEAWARD STREET; THENCE NORTH 69°24'17" EAST, A DISTANCE OF 427.40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF S.E. SEAWARD STREET; THENCE SOUTH 20°35'43" EAST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 69°24'17" WEST, A DISTANCE OF 368.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY; THENCE NORTH 50°57'41" WEST, A DISTANCE OF 115.90 FEET, ALONG THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 39,810 SQUARE FEET.

NOTE: THIS LAND DESCRIPTION SHALL NOT BE VALID UNLESS:

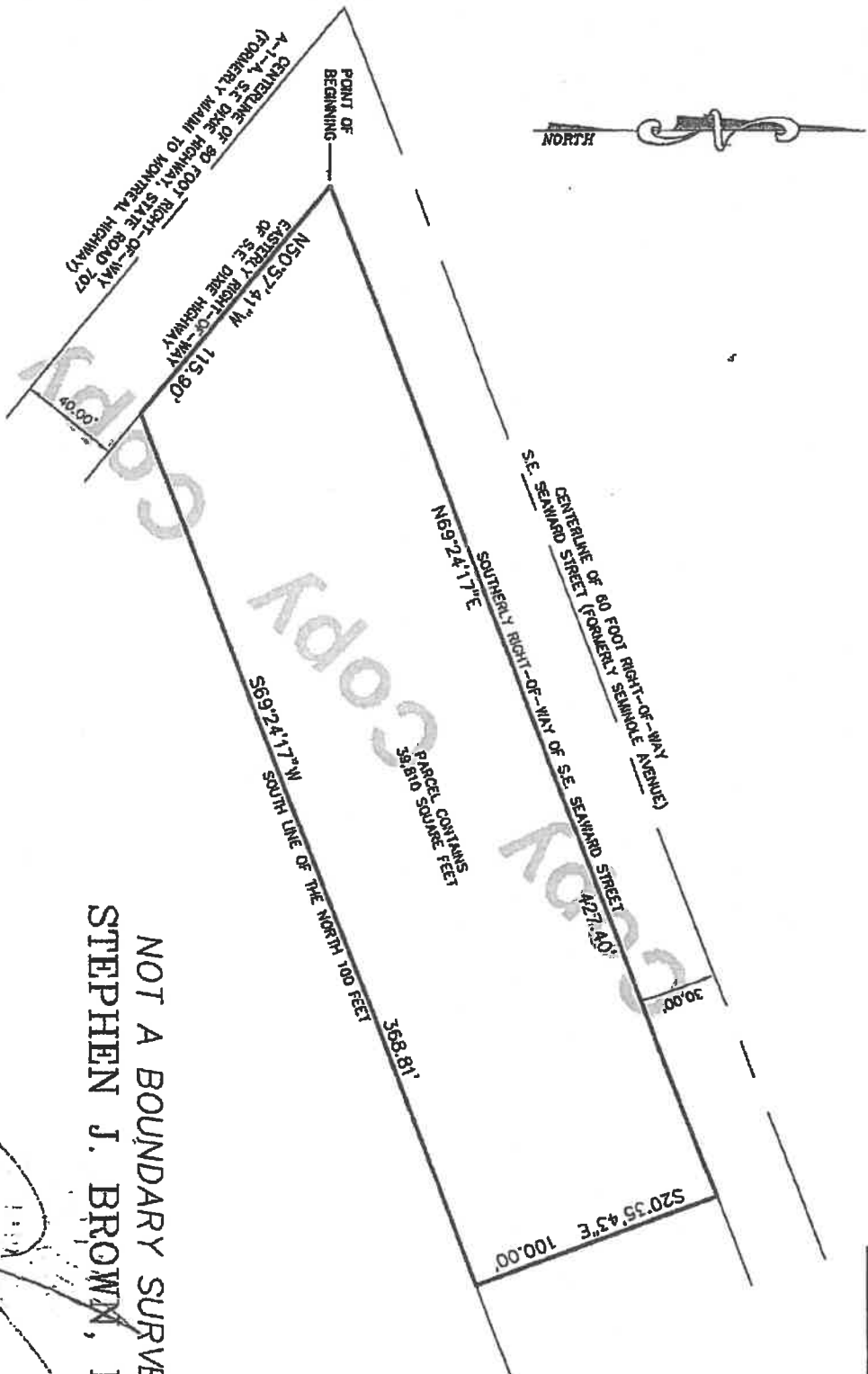
A. PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.

B. REPRODUCTIONS OF THIS DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

JOB #:	589-02-01
DRAWN BY:	R.F.C.
CHECKED BY:	S.J.B.
DATE:	05/22/2018
SCALE:	N/A
SHEET:	1 OF 2

STEPHEN J. BROWN, INC. LICENSED BUSINESS NUMBER: 6484
 SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
 619 EAST 5TH STREET, STUART, FLORIDA 34984 EMAIL: SUBINC@BELLSOUTH.NET (772) 288-7176

JOB #:	589-02-01
DRAWN BY:	R.F.C.
CHECKED BY:	S.J.B.
DATE:	05/22/2018
SCALE:	1" = 60'
SHEET:	2 OF 2



NOT A BOUNDARY SURVEY
 STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
 REGISTRATION NO. 4049, STATE OF FLORIDA

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
DEVELOPMENT ORDER**

RESOLUTION NUMBER _____

**[REGARDING DENIAL OF A FINAL SITE PLAN
FOR SEAWARD BOAT STORAGE]**

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

1. Genie Investment Company submitted an application for final site plan approval for the Seaward Boat Storage project, located on lands legally described in Exhibit A, attached hereto.
2. This Board considered such application at a public meeting on January 12, 2021.
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 Final Site plan approval for the Seaward Boat Storage project is hereby denied, for the following XXXX.

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

DULY PASSED AND ADOPTED THIS 12th DAY OF JANUARY, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHEMENTS:
Exhibit A, Legal Description

Matthew L. Stahley

(772)-320-3047 • mstahley@sfwmd.gov

COUNTY
EXHIBIT # 2**• Professional Work Experience****Martin County Growth Management Department • Stuart, FL**

Senior Planner • August 2018 to Present

- Reviews proposed developments for conformance with plans and regulations. Consults with developers, individual landowners, and departments of County government to attain conformance.
- Works in a team environment to improve work methods to accelerate formulation and completion of development reviews, and site compliance monitoring.
- Participates in public meetings and public hearings that can be televised to provide environmental review of development activities. These meetings can be argumentative, and opinions/conclusions rendered can be challenged by the applicant or their attorney.

South Florida Water Management District (SFWMD) • West Palm Beach, FL

Water Use Compliance Supervisor • January 2017 to August 2018

- Responsible for supervising and conducting performance reviews for a team of 7 water use compliance analysts responsible for 16 counties within the SFWMD.
- Provide support for compliance staff located at the Ft. Myers and Orlando service centers.
- Perform quality assurance of all notices of non-compliance and enforcement referrals sent to permittees and consultants.
- Served as the team leader for the Indian Prairie Basin (Glades and Highlands Counties) during water shortage events communicating between the regulated community and the District's operations control room. Closely monitored resource concerns and conducted weekly coordination with Martin County Utilities and South Martin Regional Utilities for spring 2017 water shortage.

South Florida Water Management District • Okeechobee, FL and West Palm Beach, FL

Scientist 1,2,3-Water Use Compliance and Permitting • December 2008 to January 2017

- Analyze pumpage data, water level data, chloride data, and groundwater/surface water interactions to determine compliance with conditions of irrigation, dewatering, industrial, and other water use permits. (Martin, Okeechobee, Highlands counties)
- Perform inspections of permitted projects to ensure compliance with district conditions of permit issuance.
- Utilize knowledge of the District's water use regulatory program and Florida Statutes to review water use applications. Apply analytical and numerical groundwater flow techniques to determine potential impacts on water resources prior to permit issuance.
- Routinely communicate via oral and written correspondence with other scientific professionals and general public on water use issues, and water use permit applications.
- Served as the team leader for the Indian Prairie Basin during water shortage events communicating between the regulated community and the District's operations control room.
- Provided compliance and enforcement training sessions and presentations to new hires, as well as current environmental resource and water use compliance staff. =

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 01/12/2021
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MRV D.C.

Allterra Engineering and Testing • West Palm Beach, FL

Field Geologist and Driller • August 2005 to December 2008

- Performed all geotechnical field tests required for construction of large housing developments and single-family homes, and all roadway construction.
- Operated a small truck mounted drill rig to perform soil borings and Penetration tests. Performed soil compaction readings with a nuclear density gauge for house pads, roadway construction, and stormwater and sanitary sewer installation. Conducted test pit inspections for removal of unsuitable material. Performed oversight of auger cast and helical pile installations.

DLZ Corporation • Columbus, OH

Field Geologist • June 2004 to July 2005

- Logged soil and rock core samples on a variety of geotechnical drilling projects under the instruction of a project engineer. Projects ranged from Ohio Department of Transportation projects to single monitor well installations.

Bowser-Morner, Inc • Dayton, OH

Subsurface Technician • October 2003 to June 2004

- Worked as an assistant to the head driller on environmental and exploratory sonic drilling projects.
- Duties included monitor well installation and abandonment on EPA superfund sites, as well as exploratory borings for potential mining operations.

•Education

- **DePauw University, Greencastle, IN**

Bachelor of Arts Degree in Geology (August 1999 to May 2003)