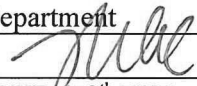




## TRANSMITTAL

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

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

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

**Item #1: STORMWATER REPORT**

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

**Item #2: LIGHTING PLAN**

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

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



# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

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

DOUG SMITH  
STACEY HETHERINGTON  
HAROLD E. JENKINS II  
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September 23, 2021

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

Record No: DEV2021090007  
Project Number: M035-210

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

Dear Mr. Crady:

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

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

**Item #1: STORMWATER REPORT OR CALCULATIONS (Final Site Plan):** A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.

**Comments:** Required. Please provide.

**Item #2:** A lighting plan.

**Comments:** Required. Please provide.

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

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

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

Sincerely,

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

Paul Schilling  
Growth Management Director

PS:PW:kk

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



September 17, 2021

Hand Delivery

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

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

Dear Paul:

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

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

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

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

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

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



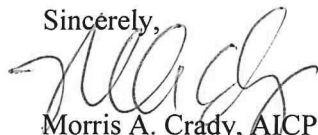
9. Location-parcel map;
10. Current aerial map;
11. Current land use map;
12. Current zoning map;
13. Signed & sealed drainage statement;
14. Signed & sealed traffic statement;
15. The evacuation plan;
16. Environmental assessment;
17. Utility service letters;
18. Proposed 79<sup>th</sup> PUD Amendment;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

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

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

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

Sincerely,



Morris A. Crady, AICP  
Senior Vice President



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

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### A. GENERAL INFORMATION

Type of Application: Revised PUD Zoning & Master Site Plan

Name or Title of Proposed Project: Meridian Marina

#### Brief Project Description:

See project narrative

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

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: M035-209

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

#### Parcel Control Number(s)

07-38-41-000-00010-7

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

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

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

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

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

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): AC Meridian Marina LLC

Company Representative: Austin Cameron

Address: P.O. Box 1713

City: Palm City, State: FL Zip: 34991

Phone: Email:

### C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** Same as property owner

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

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

**Contract Purchaser (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** Same as agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** Same as agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Company Representative: Tiffany Owen

Address: 10250 SW Village Parkway, Suite 201

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

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

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

Company Representative: Stephen Cooper

Address: 7450 South Federal Highway

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

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

## PROJECT PROFESSIONALS CONTINUED

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

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** MackDavid Buildings

Company Representative: David Coyle

Address: 8710 Professional Parkway, #327

City: Sarasota, State: FL Zip: 34240

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

**Attorney (Name or Company):** Gunster Law Firm

Company Representative: Robert S. Raynes, Jr.

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: r-raynesjr@gunster.com

**Environmental Planner (Name or Company):** Same as agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### D. Certification by Professionals

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

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



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

### E. APPLICANT or AGENT CERTIFICATION

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

  
Applicant Signature

9/16/2021  
Date

MORRIS A. CRADY  
 Morris A. Crady  
 Printed Name

Printed Name

## NOTARY ACKNOWLEDGMENT

**STATE OF: FLORIDA**

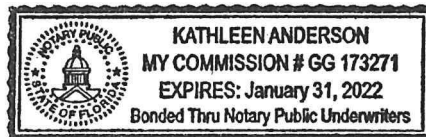
**COUNTY OF: MARTIN**

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

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

  
Notary Public Signature

Kathleen Anderson  
Printed name



**STATE OF: FLORIDA at-large**



**Martin County County Florida Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)**

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## Digital Submittal Affidavit

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

  
Applicant Signature

9/16/2021  
Date

### NOTARY ACKNOWLEDGMENT

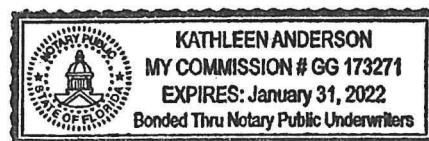
STATE OF: FLORIDA COUNTY OF: MARTIN

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

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

  
Notary Public Signature

Kathleen Anderson  
Printed name



STATE OF: FLORIDA

at-large



## PROJECT NARRATIVE

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

### *Existing Property Characteristics*

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

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

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

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

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

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

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

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

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

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

***Proposed PUD Amendment***

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

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

***Revised Master and Final Site Plan***

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

***Statement of Benefits***

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

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



- It provides additional construction jobs and permanent employment opportunities.

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

September 15, 2021

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

Re: Martin Downs PUD, Parcel 29

Dear Mr. Schilling:

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

Sincerely,

**AC MERIDIAN MARINA LLC,**  
a Texas limited liability company

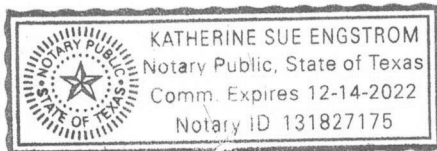
By: \_\_\_\_\_

Austin Cameron, Manager

STATE OF Texas  
COUNTY OF Travis

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

(Notarial Seal)



\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12.14.2022

## DISCLOSURE OF INTEREST AFFIDAVIT

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

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

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

(If more space is needed attach separate sheet)

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

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

(If more space is needed attach separate sheet)

## DISCLOSURE OF INTEREST AFFIDAVIT

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

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

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application <sup>1</sup> *
None				

(If more space is needed attach separate sheet)

<sup>1</sup> Status defined as: A = Approved P= Pending

D = Denied

W = Withdrawn

# DISCLOSURE OF INTEREST AFFIDAVIT

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

  
Signature

Austin Cameron

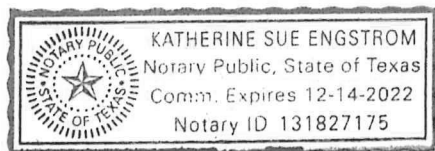
Print name

STATE OF: Texas

COUNTY OF: Travis

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of [☒] physical presence or [☐] online notarization, this 16 day of September

20  , by Austin Cameron, who is [☒] personally known to me or [☐]  
has produced \_\_\_\_\_ as identification.



(Notary Seal)

  
Signature

Notary Public, State of Texas

Print Name: Katherine Sue Engstrom

My Commission Expires: 12.14.2022

# DISCLOSURE OF INTEREST AFFIDAVIT

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

# DISCLOSURE OF INTEREST AFFIDAVIT

## Appendix

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

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

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

**EXHIBIT A TO  
SPECIAL WARRANTY DEED**

Legal Description

PARCEL 1:

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

PARCEL 2:

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

PARCEL 3:

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

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RECORD AND RETURN TO:

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

PREPARED BY:

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

[Space Above This Line For Recording Data]

**SPECIAL WARRANTY DEED**

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

**WITNESSETH:**

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

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

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

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

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

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

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

**WITNESSES:**

Chris Silva  
 Print name: CHRIS SILVA

Elise Orrok  
 Print name: ELISE ORROK

**GRANTOR:**

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

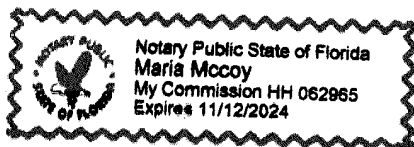
By: [Signature]  
 Name: Timothy Mullen  
 Title: Managing Member

STATE OF FLORIDA  
 COUNTY OF MARTIN

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

[Signature]  
 Notary Public  
 My Commission Expires: 11-12-2024

[NOTARY SEAL]



**EXHIBIT A TO  
SPECIAL WARRANTY DEED**

Legal Description

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

**EXHIBIT B TO**  
**SPECIAL WARRANTY DEED**

Permitted Exceptions

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

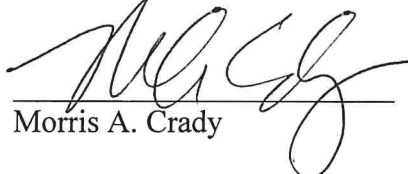
- 1423, Page 1755, O.R. Book 1722, Page 1080, O.R. Book 1749, Page 2550, O.R. Book 1805, Page 2188, O.R. Book 1785, Page 599, O.R. Book 2089, Page 1671, O.R. Book 2129, Page 330, O.R. Book 2520, Page 2946, O.R. Book 2626, Page 375 and O.R. Book 2627, Page 1, Public Records of Martin County, Florida.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



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

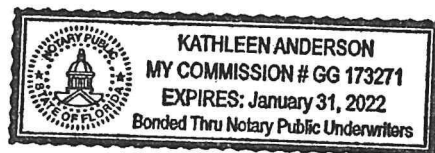
To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed into AC Meridian Marina LLC was recorded in the Public Records of Martin County, Florida.


DATED THIS 16 DAY OF September, 2021.

  
Morris A. Crady

STATE OF FLORIDA  
COUNTY OF MARTIN

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



  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

**EXHIBIT A TO  
SPECIAL WARRANTY DEED**

Legal Description

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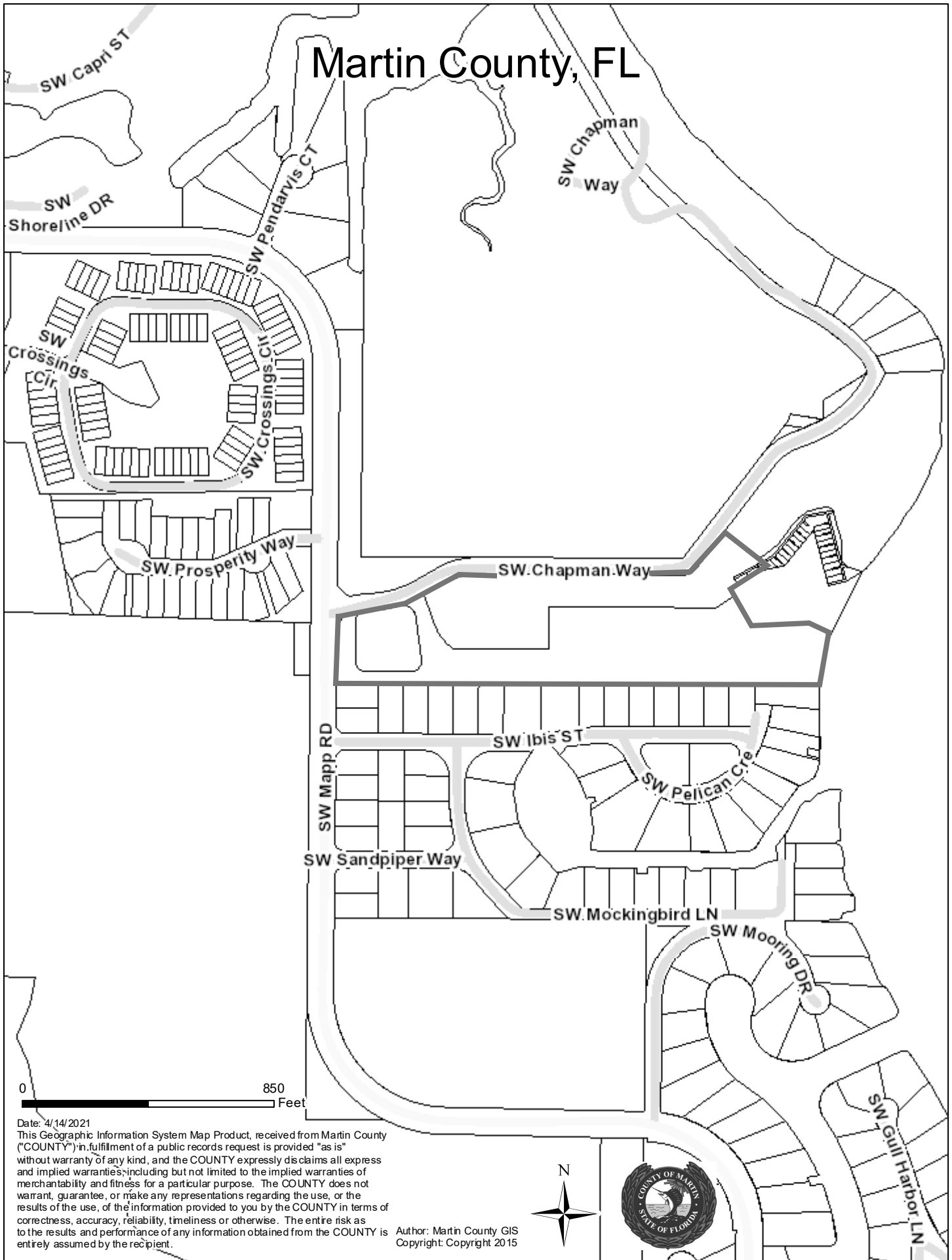
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# Martin County, FL



Date: 4/14/2021

This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
Copyright: Copyright 2015

# Martin County, FL

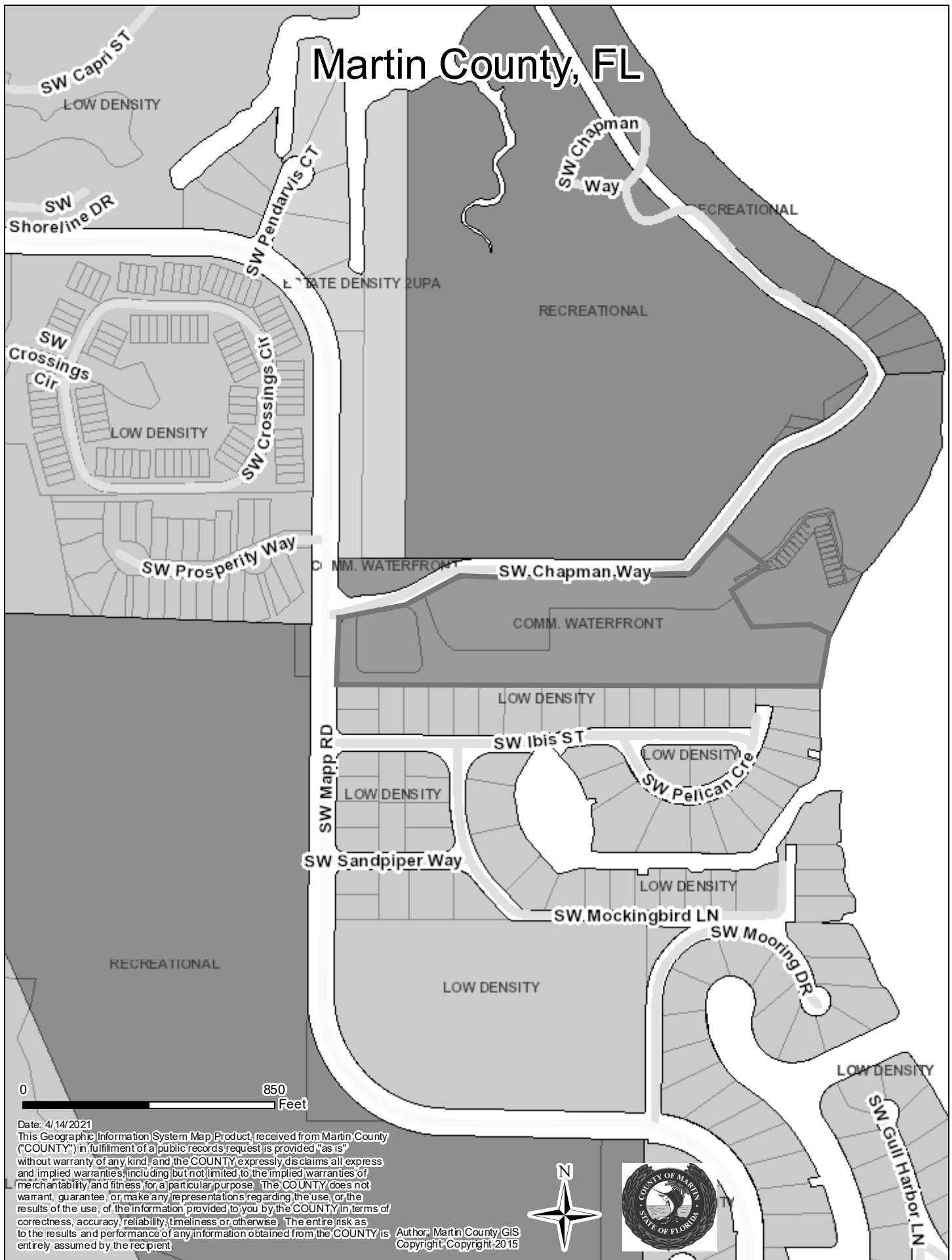


Date: 4/14/2021

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# Martin County, FL



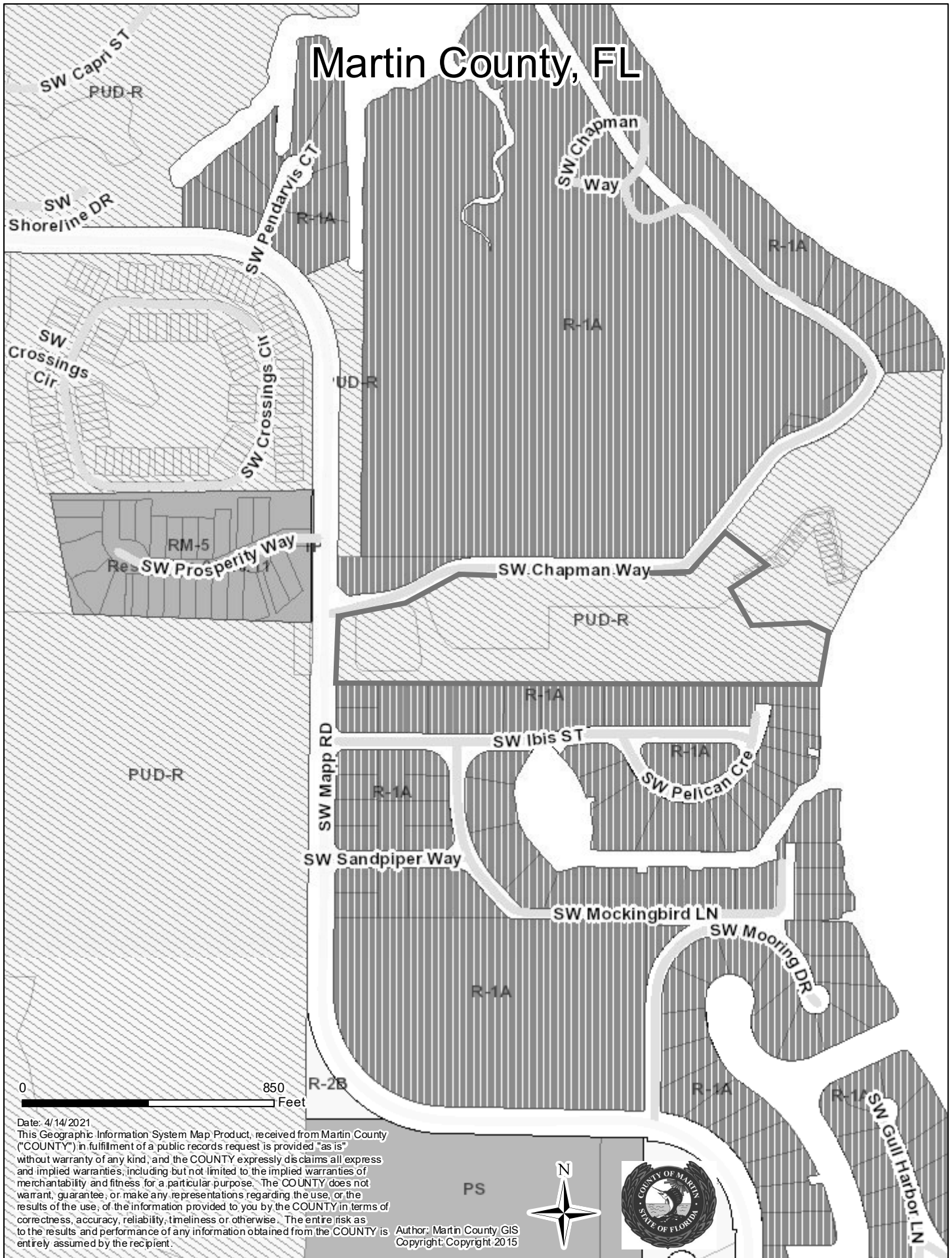
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# Martin County, FL



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

~CONSULTING ENGINEER~

• CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

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

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

FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

[scooper@scpeinc.com](mailto:scooper@scpeinc.com)

---

## **DRAINAGE STATEMENT**

**for**

### **MERIDIAN MARINA**

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

Total Drainage Area = 18.4 Acres

Total Building Footprint = 2.60 Acres

Total Paved Area = 6.06 Acres

Total Lake Area @ CE = 0.60 Acres

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

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

Concept Permit Soil Storage = 8.18"

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

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

100 Yr, 72 Hour Storm Rainfall = 13.59"

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

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

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

Total Drainage Area = 16.8 Acres

Existing Residential Building Footprint = 1.38 Acres

Existing Residential Paved = 1.02 Acres

Existing Chapman Road ROW Paved = 1.01 Acres

Existing Lake @ CE = 0.60 Acres

The now proposed project includes the following areas;

Total Existing and Proposed Commercial Building Footprint = 2.58 Acres

Total Existing and Proposed Commercial Paved Areas = 3.10 Acres

The proposed Imp/Perv is now;

Total Proposed Impervious Area = 9.69 Acres (57.7%)

Total Proposed Pervious Area = 7.11 Acres (42.3%)

Soil Storage 8.18"

$S = 8.18''(423) = 3.46''$

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

100 Yr, 72 Hour Storm Rainfall = 13.59"

Q(100 Year, 72 Hour Storm Runoff = 10.2"

**100 yr Runoff Volume = 10.2"(16.8 Ac)(1'/12") = 14.3 Ac-Ft**

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

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





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## TRAFFIC STATEMENT

for

### MERIDIAN MARINA

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

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

The proposed modified Site Plan proposes the following uses;

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

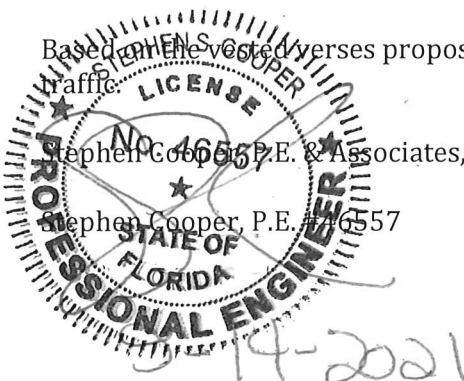
A comparison between the prior vested anticipated traffic and the now proposed anticipated traffic is summarized as follows;

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

Based on the prior vested anticipated traffic and the now proposed anticipated traffic, the proposed use will not impact the existing traffic.

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

Stephen Cooper, P.E. #557





**Martin County Fire Rescue, Emergency Management Agency**  
800 SE Monterey Road, Stuart, FL 34996 | 772-219-4942 | [www.martin.fl.us](http://www.martin.fl.us)

# Hurricane Action Plan Guidance

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

## Phase 1: Advanced Preparation

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

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

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

## **Phase 2: Evacuation**

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

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

## **Phase 3: Return and Recovery**

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

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



# ENVIRONMENTAL ASSESSMENT

For:

## MERIDIAN MARINA MARTIN COUNTY, FLORIDA

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

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

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

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

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

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

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

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



September 16, 2021

Via Email: [jv3965@att.com](mailto:jv3965@att.com)

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

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

Dear James:

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

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

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

Sincerely,

Morris A. Crady, AICP  
Senior Vice President

Enc.



September 16, 2021

Via email: [Anthony\\_Springsteel@comcast.com](mailto:Anthony_Springsteel@comcast.com)

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

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

Dear Anthony:

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

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

Sincerely,

Morris A. Crady, AICP  
Senior Vice President

Enc.





September 16, 2021

Via Email: [Emily.Plower@fpl.com](mailto:Emily.Plower@fpl.com)

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

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

Dear Emily:

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

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

Sincerely,

Morris A. Crady, AICP  
Senior Vice President

Enc.



September 16, 2021

Via Email: [asherlo2@wm.com](mailto:asherlo2@wm.com)

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

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

Dear Jeff:

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

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Sincerely,

Morris A. Crady  
Senior Vice President

Enc.