



TRANSMITTAL

Date:	April 26, 2022		
To:	Irene Szedlmayer Principal Planner Martin County Growth Management Dept.		
From:	Morris Crady		
Subject:	South Florida Gateway PUD Plat Application	Project No.	20-311
	M.C. Project No. S265-007		

In response to the attached completeness letter, please find the following responses to the comments contained therein and the enclosed application fee check in the amount of \$16,600.00. We have also provided the original application package, an additional set of the 24 x 36 plans and a CD with PDF copies of the application.

Item #1: DEVELOPMENT ORDER AND EXHIBITS

RESPONSE: Agree that the plat may not be approved until the final site plan is approved.

Item #2: PLAT CHECKLIST

RESPONSE: See enclosed signed and sealed plat checklist certification form.

Item #3: BOUNDARY SURVEY

RESPONSE: See enclosed updated survey.

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

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April 13, 2022

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

Record No: DEV2022040005
Project Number: S265-007

RE: Completeness Review
South Florida Gateway PUD Plat

Dear Mr. Crady:

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

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

Item 1: DEVELOPMENT ORDER AND EXHIBITS: The approved development order(s) and exhibits.

Comments: The Infrastructure Plat Final Site Plan is not yet approved. The Plat cannot be approved until the Final Site Plan is approved.

Item 2: PLAT CHECKLIST: Martin County Plat Checklist Certification signed and sealed by a licensed Florida professional land surveyor.

Comments: The surveyor is required to seal the Plat Checklist Certification. Please submit this document bearing the surveyor's seal.

Item 3: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: The last day of the field survey is outside the 180-day window. Please submit an updated survey.

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 disk and an extra set of plans, along with an application fee in the amount of **\$16,600.00** (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 **S265-007** 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 with the notification requirements. Thank you.

Sincerely,



Paul Schilling
Growth Management Director

PS:IS:jvs

c: KL Waterside, LLC (via-email)



April 5, 2022

HAND DELIVERY

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

**Re: South Florida Gateway PUD Plat Application with Certificate of Public Facilities
Exemption (Our ref. #20-311)**

Dear Paul:

On behalf of KL Waterside, LLC, we are pleased to submit this application for plat approval. As more specifically described in the enclosed project narrative, the project is located on SW Kanner Highway, approximately ½ mile south of the Kanner Highway/SW 96th Street intersection. The South Florida Gateway PUD Master Site Plan and PUD Agreement have been approved and the plat infrastructure final site plan application is pending approval.

With this understanding, please find enclosed the completeness 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 copy of the 24x36 plans will be submitted upon a completeness determination):

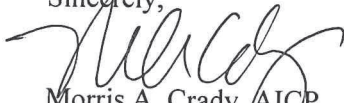
- The completed application form;
- Digital submittal affidavit;
- The project narrative;
- Notarized power of attorney by the owner for representation by Lucido & Associates;
- The disclosure of interest affidavit;
- The recorded deed reflecting ownership;
- The no property transfer statement;
- Approved PUD Agreement;
- Draft POA Declaration of Covenants and Restrictions;
- POA By-Laws;
- POA Articles of Incorporation;
- Draft contract for construction of required improvements & infrastructure;
- Draft of the engineer's cost estimate;
- Draft performance surety bond;
- The utility service letters;
- Signed & sealed plat checklist certification;
- Stamped-approved master site plan;
- The proposed final site plan (pending approval);
- The proposed plat; and
- The signed & sealed boundary survey, and electronic copy of same.

Upon your determination of completeness, we will submit the required application fee of \$16,600.00 and the additional set 24x36 plans.

Paul Schilling
April 5, 2022
Page 2 of 2

If you have any questions or comments, please do not hesitate to contact me or Shirley Lyders.

Sincerely,



Morris A. Crady, AICP
Senior Vice President



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

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: _____ Plat

Name or Title of Proposed Project: South Florida Gateway PUD

Brief Project Description:

See project narrative

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: S265

Previous Project Name if applicable: _____

Parcel Control Number(s)

13-39-40-000-003-00000-1

18-39-41-000-012-00010-7

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): KL Waterside LLC

Company Representative: Jim Harvey

Address: 701 S. Olive Avenue, Suite 104

City: West Palm Beach, State: FL Zip: 33401

Phone: 813-615-1244 x. 201 Email: jharvey@kolter.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 & 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): GeoPoint Surveying, Inc.

Company Representative: Steve McMahon

Address: 4152 W. Blue Heron Blvd., Suite 105

City: Riviera Beach, State: FL Zip: 33404

Phone: 561-444-2720 Email: stevem@geopointsurvey.com

Civil Engineer (Name or Company): Osborn Engineering

Company Representative: Jonathan Gotwald

Address: 360 Central Ave., Suite 1150

City: St. Petersburg, State: FL Zip: 33701

Phone: 727-209-0436 Email: jgotwald@osborn-eng.com.com

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): Fox McCluskey Bush Robinson

Company Representative: Tyson Waters

Address: 3461 SE Willoughby Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Environmental Planner (Name or Company): _____

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.

Morris A. Crady
Applicant Signature

4-5-2022
Date

MORRIS A. CRADY

Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

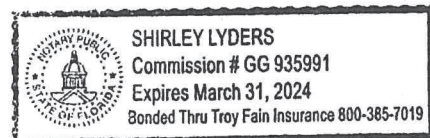
COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of April, 2022, by MORRIS A. CRADY.

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

Shirley Lyders
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, Morris A. Crady, attest that the electronic version included for the project South Florida Gateway PUD, Plat 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

4-5-2022
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 5th day of April, 2022, by Morris A. Crady.

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


Notary Public Signature

Printed name



STATE OF: FLORIDA at-large



PROJECT NARRATIVE

South Florida Gateway PUD Plat Application April 5, 2022

Property Characteristics

The subject property includes all of the recently approved 180-acre (+/-) South Florida Gateway PUD that is located on the west side SR 76 (SW Kanner Highway) south of SW 96th Street in Stuart/Martin County, Florida. The property has been previously cleared, graded and farmed for several decades and contains no natural wetlands or native upland habitat. It is designated for Industrial future land use and zoned PUD.

Proposed Plat

The proposed plat has been designed in accordance with the South Florida Gateway PUD Zoning Agreement and Master Site Plan approved by the County Commission on February 1, 2022. The proposed plat is generally consistent with the pending plat infrastructure final site plan that includes all supporting plat infrastructure improvements.

KL Waterside, LLC

March 8, 2021

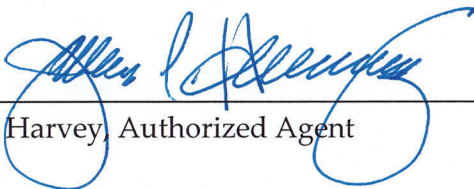
Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 13-39-40-000-003-00000-1
PCN: 18-39-41-000-012-00010-7
PCN: 14-39-40-000-001-00020-9
South Florida Gateway PUD

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent KL Waterside, LLC during the governmental review process of the South Florida Gateway PUD applications.

Sincerely,



Jim Harvey, Authorized Agent

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of March, 2021, by James P. Harvey who ☒ is personally known to me or ☐ has produced _____ as identification.



NOTARY PUBLIC
My Commission Expires:

(Notarial Seal)

