



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

A. General Information:

1. **Type of Application:** Major Final Site Plan

2. **Proposed Development's Name:**

Circle K - Cove Rd & US 1

3. **Former Development's Name:**

N/A

4. **Previous Project Number:**

N/A

5. **Pre-Application Meeting Date:**

August 16, 2016

6. **Property Owner:**

Name or Company Name Circle K Stores

Company Representative Ryan Plate

Address 12911 N. Telecom Pkwy

City Tampa

State FL Zip 33629

Phone 813 - 910 - 5304

Fax - - -

Email RPlate@CircleK.com

7. **Agent:**

Same as the Landscape Architect

Name or Company Name Cotleur-Hearing

Company Representative Dan Sorrow

Address 1934 Commerce Lane, Suite 1

City Jupiter

State FL Zip 33458

Phone 561 - 747 - 6336

Fax - - -

Email dsorrow@cotleur-herring.com

8. **Contract Purchaser:**

Select from the List

Name or Company Name

Company Representative

Address

City

State Zip

Phone - - -

Fax - - -

Email

9. **Land Planner:**

Same as the Agent

Name or Company Name

Company Representative

Address

City

State Zip

Phone - - -

Fax - - -

Email

Same as Agent

10. Landscape Architect:
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

11. Surveyor:
Name or Company Name Bowman Consulting
Company Representative Dan Perez
Address 4450 W. Eau Gallie Blvd.
City Melbourne State FL Zip 32934
Phone 321 - 255 - 5434 Fax _____ - _____ - _____
Email dperez@bowmanconsulting.com

Same as Surveyor

12. Civil Engineer:
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

13. Traffic Engineer:
Name or Company Name Susan E. O'Rourke, P.E, Inc
Company Representative _____
Address 969 SE Federal Highway, Suite 402
City Stuart State FL Zip 34994
Phone 772 - 781 - 7918 Fax _____ - _____ - _____
Email _____

Select from the list

14. Architect:
Name or Company Name MDM Services Inc.
Company Representative Paul Doss
Address 1055 Kathleen Rd.
City Lakeland State FL Zip 33805
Phone 863 - 646 - 9130 Fax _____ - _____ - _____
Email paul.doss@mdmservices.com

Select from the list

15. Attorney:
Name or Company Name Gunster
Company Representative Robert S. Raynes Jr.
Address 880 S.E. Monterey Commons Blvd, Suite 200
City Stuart State FL Zip 34996
Phone 772 - 288 - 1980 Fax _____ - _____ - _____
Email rraynes@gunster.com

16. Environmental Planner: Select from the list
Name or Company Name EW Consultants, Inc
Company Representative Ed Weinberg, P.W.S.
Address 1000 SE Monterey Commons Blvd
City Stuart State FL Zip 34996
Phone 772 - 287 - 8771 Fax - -
Email edweinberg@ewconsultants.com

17. Other Professional:
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

18. Parcel Control Number(s):
54-38-41-002-033-00200-8 _____
54-38-41-002-033-00160-6 _____
54-38-41-002-033-00010-8 _____

19. Certifications 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.

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

B. 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's signature

Printed name

8-21-17
Date

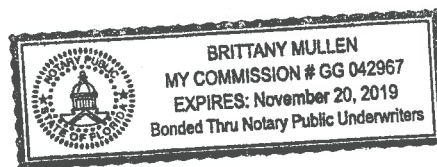
NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 21st day of August, 2017, by Daniel Sorrow
He or she

☒ is personally known to me or ☐ has produced N/A as identification.

Brittany Mullen
Notary public signature
Brittany Mullen
Printed name

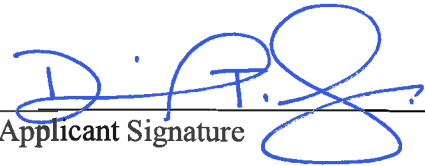


State of Florida at-large



Martin County Development Review
Digital Submittal Affidavit

I, Dan Sorrow, attest that the electronic version included for the project Circle K 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

8-21-17
Date



Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane • Suite 1 • Jupiter, Florida • 33458 • Ph 561.747.6336 • Fax 561.747.1377 • www.coteleurhearing.com • Lic # LC26000535

Circle K – Cove Road & US1 Martin County

Project Narrative

August 8, 2017

On behalf of the owner and applicant, Circle K Stores Inc., please accept this letter as our formal request for approval to develop a 5,339 square-foot convenience store and gas station to replace the existing facility on site. The subject property is a 2.9-acre site located at the intersection of US Highway 1 and Cove Road in Stuart.

The subject property has been approved for a Comprehensive Plan Amendment and Zoning Change. Adoption of the amendment was made on July 25th, 2017.

The existing land use designation of the site is Commercial General with a General Commercial (GC) zoning district. The existing use of a vehicular service station is permitted in the GC zoning district and is compatible with adjacent uses. The property is surrounded by commercial development with residential development located to the west.

BOUNDARY	EXISTING USE	LAND USE	ZONING
NORTH	Vacant	Commercial/Office/Residential	Interim Zoning (IZ)
SOUTH	Road/Commercial	Commercial General	General Commercial (GC)
EAST	Road/Commercial	Commercial Limited/ Commercial General	Business (B-1)/ General Commercial (GC)
WEST	Residential	Low Density	Single-family Residential (R-2B)

The proposed site plan includes a 5,339 square-foot convenience store with a parking lot and gasoline pumps. Parking is required at a rate of 1 space per 200 square feet of gross floor area, 2 spaces per service bay, a 1 space per employee. The project is required to provide a total of 46 regular and 2 handicap spaces. The project includes a total of 48 parking spaces. Access is provided via a right-in right-out on US Highway 1 in addition to the existing access on Cove Road.

The parcel control numbers for the subject site is 54-38-41-002-033-00200-8 5750 SE FEDERAL HW, STUART 54-38-41-002-033-00160-6 54-38-41-002-033-00010-8. The site is not located in a community redevelopment area. The Municipal service taxing unit is the South Central taxing unit. The site is not located in a Storm surge zone.

The following criteria is provided to demonstrate compliance with specific sections of the Martin County Land Development Code.

Urban Design Section 4.872.A

The building and site has been designed to maintain and enhance the attractiveness of the streetscape and the existing architectural design of the community. The foundation is composed of stone veneer with stucco, split face cmu foundation. The windows are comprised of a smoked glass finish. The applicant is proposing an overhang decorative light fixtures to comply with the commercial design criteria.

Bike and Pedestrian Access Section 4.873.B

A sidewalk will be provided for convenience for pedestrian's access to the facility from Cove Rd. Bike racks will be located on the south side of the building closest to Cove Rd allowing for convenient access for bicyclists.

Lighting Section 4.873.C

The proposed lighting on the site exterior will not be exceed 30 feet in height nor the 20 feet in non-vehicular pedestrian areas.

Mechanical Section 4.873.D

The HVAC and other mechanical equipment is properly screened with a 2' high red cocoplum shrub and vinyl fence that will provide no visibility of equipment.

Environmental

The western buffer along Pine Ave includes a variety of native landscape that will screen the proposed building and pumps. The trees proposed along the buffer include: Thatch Palm's (23), Ligustrum (21), Green Buttonwood (28) and Brodie Cedar (39)

The proposed plan provides for a 15,093 square-foot stormwater pond and 48,431 square feet of additional open space. Open space constitutes 38.81 percent of the site which exceeds the code requirement of 20 percent for the GC district. The existing site plan satisfies all development standards required for the GC district.

July 28, 2017

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


Subject: Consent of Owner: Circle K – Cove Road & US1

PCN(s): 54-38-41-002-033-00200-8

Dear Ms. Van Vonno,

Please be advised the undersigned is the owner of the subject parcel located at 5750 SE Federal Highway in Stuart, Florida. The undersigned does hereby consent to the filing of applications with the Growth Management Department of Martin County, and does hereby authorize Cotleur & Hearing as representatives and agent on behalf of the undersigned in connection with such filing.

For:


Signatory Authority

08.07.17
Date

Edward F Giunta II - ASKC
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Hillsborough

I hereby certify that the foregoing instrument was acknowledged before me this 7th day of August, 2017, by Edward F. Giunta II.

He or she

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


Notary public signature
Cheryl Barrow

Printed name

State of Florida at-large

July 28, 2017

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

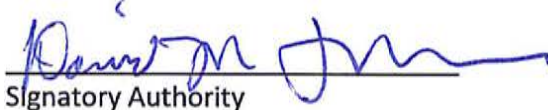
Subject: Consent of Owner: Circle K – Cove Road & US1

PCN(s): 54-38-41-002-033-00160-6
54-38-41-002-033-00010-8

Dear Ms. Van Vonno,

Please be advised the undersigned is the owner of the subject parcels located at SE Federal Highway and Pine Avenue in Stuart, Florida. Kremser Family Limited Partnership does hereby consent to the filing of applications with the Growth Management Department of Martin County, and does hereby authorize Cotleur & Hearing as representatives and agent on behalf of Kremser Family Limited Partnership in connection with such filing.

For:


Signatory Authority

8/8/17
Date

DAVID M KREMSER
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 8th day of AUGUST, 2017, by DAVID M. KREMSER.
He or she
☒ is personally known to me or ☐ has produced _____ as identification.


Notary public signature
LAURIE KURNICK
Printed name

State of FLORIDA at-large



WHEN RECORDED RETURN TO:

#74784
National Code Corporation
225 West 34th Street
Suite 2110
New York, NY 10122
Attn: Seth Schlussberg

THIS INSTRUMENT PREPARED BY:

Joanne Franzel, Esq
Gibson, Dunn & Crutcher
200 Park Avenue
New York, NY 10166

GRANTEE E.I.N. #: 13-3715174

RECORDED BY 7c MARSHA STILLER
COUNTY MARTIN COUNTY
CLERK OF CIRCUIT COURT
BY Cab D.C.

(Space above this line for Recorder's use only)

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, CIRCLE K GENERAL, INC., a Texas corporation ("Grantor") hereby conveys, grants, bargains and sells to CIRCLE K PROPERTIES, INC., a Delaware corporation ("Grantee"), whose post office address is P.O. Box 52122, Phoenix, AZ 85072-2122 and to Grantee's heirs and assigns forever the real property which is situated in the County of MARTIN, State of FLORIDA and more particularly described in Exhibit A hereto, together with the tenements, hereditaments and appurtenances belonging to such property (collectively, the "Property"). This conveyance is being made pursuant to Grantor's Plan of Reorganization filed January 15, 1993 in the United States Bankruptcy Court, District of Arizona, Case Nos. 90-5052-PHX-GBN to 90-5075-PHX-GBN, as amended, and confirmed by Order of the United States Bankruptcy Court, District of Arizona, dated June 16, 1993.

TO HAVE AND TO HOLD the Property unto the Grantee and Grantee's heirs, successors and assigns in fee simple forever Grantor warrants to Grantee that Grantor has not conveyed the Property, or any right, title or interest therein, to any person other than Grantee, and that the Property is free from encumbrances other than (a) those disclosed in any title insurance policy issued to Grantor, or its predecessor by operation of law, (b) a lien not yet delinquent for real property taxes and general or special assessments, (c) zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property and (d) takings by eminent domain which may have occurred between the date on which Grantor acquired title to the Property and the date hereof Subject to the foregoing, Grantor covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land; and hereby warrants title to said land and agrees to defend the same against the lawful claims of any person or persons whomsoever

FLORIDA/MARTIN
Number 01885
Type: S
5750 SE FEDERAL HWY #1
PORT SALERNO, FL 34992

CREK 000 PGI 068

Grantor's covenants and warranties made herein shall be solely for the benefit of Grantee and its successors by operation of law, but shall not run with the land

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed as of this 26 day of July, 1993.

Signed, Sealed And Delivered In The Presence Of:

CIRCLE K GENERAL, INC , a Texas corporation

By:

Name: Gehl P Babinec
Title: Vice President

Witness

Name:

Witness

Name:

Susan Spencer
Name: Susan Spencer
Patricia Hamez
Name: Patricia Hamez

STATE OF NEW YORK)

COUNTY OF NEW YORK)

ss:

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Gehl P. Babinec, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he or she executed the same, that I relied upon the following form(s) of identification of the above-named person: Driver's License, and that an oath was not taken. Witness my hand and official seal in the County and State last aforesaid this 26 day of July, 1993

[Notary Rubber Stamp Seal]

Denise A. Bruno
Notary Signature

Denise A. Bruno
Printed Notary Signature

DENISE A. BRUNO
NOTARY PUBLIC, State of New York
No. 4847185
Qualified in Suffolk County
Commission Expires 11/30/93

MA830870 018 JB-



2

Number: 01885
Type: S

OREK1030PGI069

EXHIBIT A

LAND LYING AND BEING IN THE COUNTY OF MARTIN AND STATE OF
FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 20, 21 AND 22, BLOCK 33, HIBISCUS PARK SUBDIVISION,
SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3,
PAGE 27, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

1885

LA930900.004/138/3

0REK1 0 3 0 PGI 0 7 0



Cotleur & Hearing

Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane • Suite 1 • Jupiter, Florida • 33458 • Ph 561.747.6336 • Fax 561.747.1377 • www.cotleurhearing.com • Lic # LC26000535

Circle K – Cove Road & US1 Martin County

Property Transfer

September 28, 2017

There has been no transfer of property since the site has been purchased.

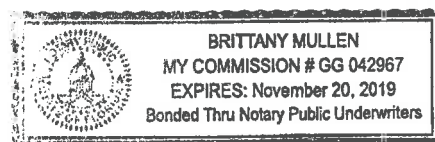
Sincerely yours,
Cotleur & Hearing

Daniel T. Sorrow, AICP, RLA, LEED AP BD+C
Project Manager

State of Florida
County of Palm Beach

Sworn to and subscribed before me this 28th
day of September 2017, by Daniel Sorrow,
who is personally known to me.

Brittany Mullen
Brittany mullen



This instrument was prepared by:

Name: James Sopko, Esquire

KRAMER SEWELL & SOPKO, P.A.

Address: 2307 S.E. Monterey Road
Stuart, Florida 34996

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL

01236217

RECORDED & VERIFIED
BY D.C.

97 MAY 23 PM 3:47

Grantee SS No.:

Parcel I.D. No.:

DOC-DEED: 63.70 MARSHA STILLER

DOC-MTG: MARTIN COUNTY

DOC-ASM: CLERK OF CIRCUIT COURT

[Space above this line for recording data.]

INT TAX: \$1.98

D.C.

This Quit-Claim Deed, Executed this 24th day of March, 1997,

DAVID MICHAEL KREMSER,

of the County of Martin, State of Florida, first party, to

THE KREMSER FAMILY LIMITED PARTNERSHIP SOUTH, a Florida Limited Partnership,,

whose post office address is 131 South River Road, Stuart, FL 34996

of the County of Martin, State of Florida, second party,

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth that said first party, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida, to-wit:

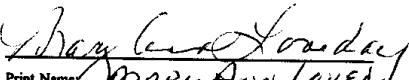
Lots 16 through 19 inclusive of Block 33, HIBISCUS PARK SUBDIVISION, SECTION TWO, according to the Plat thereof, as recorded in Plat Book 3 at Page 27 of the Public Records of Martin County, Florida

TITLE NOT EXAMINED BY SCRIVENER.

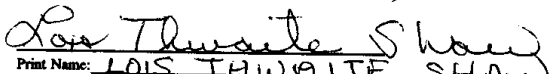
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:


Print Name: MARY ANN LOVEDAY


DAVID MICHAEL KREMSER


Print Name: LOIS THWAITE SHAW

STATE OF Florida

COUNTY OF Martin

The foregoing instrument as acknowledged before me this 24th day of March, 1997, by DAVID MICHAEL KREMSER, who ☒ is personally known to me, ☐ has produced a _____ Driver's License, or ☐ has produced _____, as identification and did take an oath.

(NOTARY SEAL)

Phyllis L. Kovacs
Print Name: Phyllis L. Kovacs
I am a Notary Public of the State of _____, having a commission number of _____ and my commission expires _____.



PHYLLIS L. KOVACS
COMMISSION # CC 505147
EXPIRES DEC 14, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

This instrument was prepared by:

Name: James Sopko, Esquire

KRAMER SEWELL & SOPKO, P.A.

Address: 2307 S.E. Monterey Road
Stuart, Florida 34996

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL

RECORDED & VERIFIED
BY D.C.

01221160

97 FEB 28 AM 11:11

Grantee SS No.:

Parcel I.D. No.: 54-38-41-002-033-00010-80000 and 54-38-41-001-001-00010-60000

[Space above this line for recording data.]

This Quit-Claim Deed, Executed this 18th day of February, 1997, by

JOAN KREMSER, as Trustee under the provisions of a certain Declaration of Trust dated June 17, 1994, and JOAN KREMSER, a married woman,

of the County of Martin, State of Florida, first party, to

THE KREMSER FAMILY LIMITED PARTNERSHIP SOUTH, a Florida Limited Partnership,

whose post office address is 131 South River Road, Stuart, FL 34996

of the County of Martin, State of Florida, second party,

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth that said first party, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida, to-wit:

Lots 1 through 15 inclusive of Block 33, HIBISCUS PARK SUBDIVISION, SECTION TWO, according to the Plat thereof, as recorded in Plat Book 3 at Page 27 of the Public Records of Martin County, Florida

and

Lots 1 through 10 inclusive of Block 1; HIBISCUS PARK SUBDIVISION, SECTION ONE, according to the Plat thereof, as recorded in Plat Book 3 at Page 4 of the Public Records of Martin County, Florida

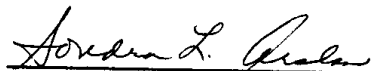
DOC-DEED # 163170 MARSHA STILLER
DOC-MTG # MARTIN COUNTY
DOC-ASM # CLERK OF CIRCUIT COURT
INT. TAX # BY D.C.

TITLE NOT EXAMINED BY SCRIVENER.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:


Sondra L. Arslan


James Sopko


JOAN KREMSER, Trustee


JOAN KREMSER, a Married Woman

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument as acknowledged before me this 18th day of February, 1997 by JOAN KREMSER, who [] is personally known to me, [] has produced a Florida Driver's License, or [] has produced _____, as identification and did take an oath.

(NOTARY SEAL)



JAMES SOPKO

I am a Notary Public of the State of Florida,
having a commission number of CC 572196
and my commission expires 08/10/00.



JAMES SOPKO
COMMISSION # CC 572196
EXPIRES AUG 10, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.



Cotleur &
Hearing

Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC26000535

Circle K – Cove Road & US1 Martin County
Property Transfer
August 10, 2017

There has been no transfer of property since the site has been purchased.

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to Circle K, as Owner(s) for the construction of Circle K in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

Read carefully.

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

✓ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

OR

☐ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of _____, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

OR

☐ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

INDIVIDUAL(S)

Signed, acknowledged and notarized on this ____ day of _____, 20____.

WITNESSES:

OWNER(S):

Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____

Sign: _____
Print: _____
Sign: _____
Print: _____
Owner(s) Address: _____

Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this ____ day of _____, _____, by _____. He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____. He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

[STAMP]

CORPORATE

Signed, acknowledged and notarized on this ____ day of _____, 20____.

WITNESSES:

OWNER:

Sign: _____

Print: _____

Name of Corporation

Sign: _____

Print: _____

By: _____

Name: _____

Title: _____

Address: _____

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.

STATE OF _____

COUNTY OF _____

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this ____ day of _____, _____, by _____ (name of officer/agent and title) of _____ (name of corporation) He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

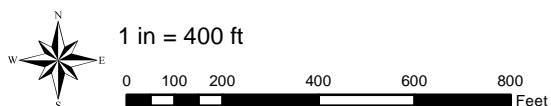
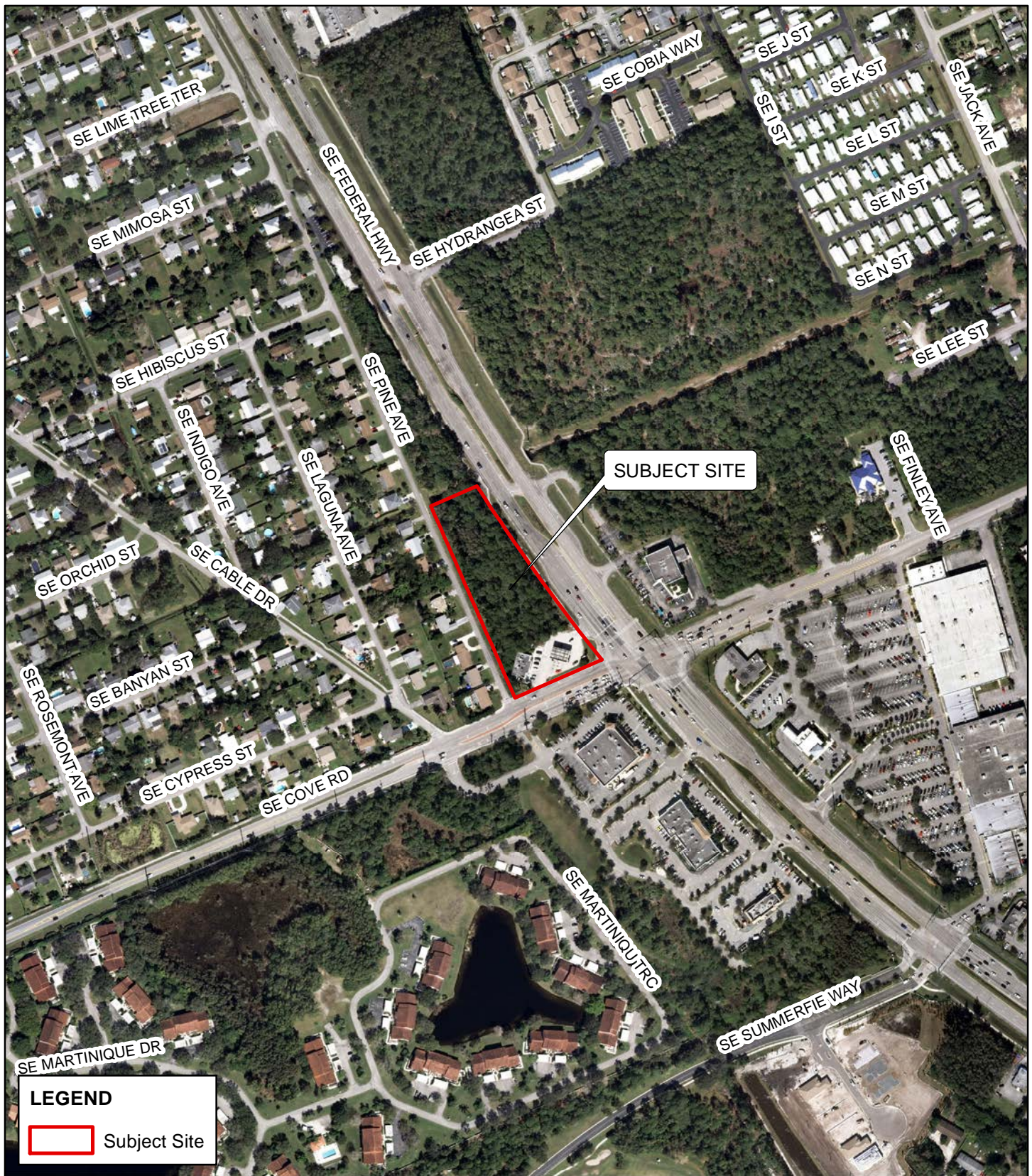
Name:

State of _____ at large

My commission expires: _____

[STAMP]

**EXHIBIT A
(Legal Description)**



Map Document:
(F:\ArcMap_Projects\16-0804 Circle K - Cove Road & US1 Martin County)
3/17/2017 -- 10:30:00 AM

Location Map
Circle K
Martin County



1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377



Cotleur &
Hearing

Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC26000535

Circle K – Cove Road & US1 Martin County
Adequate Public Facilities
August 10, 2017

We are requesting a reservation of adequate public facilities for the Circle K – Cove Road & US1 Martin County project.



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

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

NAME OF FINAL SITE PLAN: Circle K (US-1 & Cove Rd)

TYPE OF APPLICATION

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

1) Net cubic yards to be excavated	<u>193</u>	
2) Net cubic yards to be filled:	<u>8,544</u>	
3) Cubic yards to be hauled from s	<u>0</u>	(subtract line 2 from line 1)

TYPE OF APPLICATION: MINOR

HAULING FEE CALCULATION

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

HAULING FEE: \$0.00

Prepared by:

Andrew Petersen

Professional Engineer's Name

Professional Engineer's Signature / Seal

75493

P.E. No.

9/15/2017

Date

Bowman Consulting Group / 30462

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

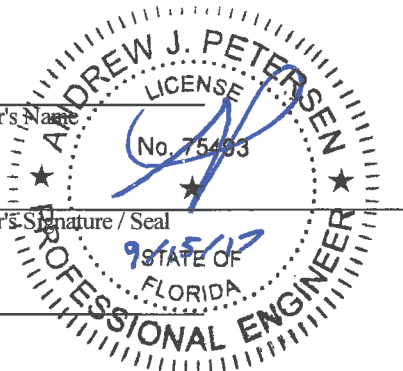
4450 W. Eau Gallie Blvd., Melbourne, FL 32934

Address

(321)-255-5434

Phone No.

County Engineer's (or designee) Acceptance



Dan Sorrow

From: VIRGA, JAMES P <jv3965@att.com>
Sent: Thursday, September 28, 2017 11:11 AM
To: Dan Sorrow
Subject: RE: Utility Service Availability Letter for MC

There is an existing Circle K there now with service from a pedestal behind the store on Pine Av. Service is available and there are no inside terminals to worry about if you are going to demolish the existing building.

James P. Virga

MGR OSP PLNG & ENGRG DESIGN
ATO-Construction & Engineering SE

AT&T

329 NW Dixie Hwy, Stuart Florida, 34994
o 772.692.2774
m 772.971.8267 | jv3965@att.com

MOBILIZING YOUR WORLD

This e-mail and any files transmitted with it are AT&T property, are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipient(s) or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited.

From: Dan Sorrow [mailto:dsorrow@cotleur-hearing.com]
Sent: Thursday, September 28, 2017 10:50 AM
To: VIRGA, JAMES P <jv3965@att.com>
Cc: Dan Sorrow <dsorrow@cotleur-hearing.com>
Subject: Utility Service Availability Letter for MC

James,

Good Morning. We are working on a project in Martin County off US-1. I have attached the site plan for your use. This is a gas station project.

This email is a request for service upon completion of the project. Please let me know if ATT can serve the project, what type of service is available and any costs to the owner associated with the property service.

Thank you,

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

Project Manager
561.747.6336 x112 | office

561.800.8426 | cell



Landscape Architects • Land Planners • Environmental Consultants

1934 Commerce Lane, Suite 1 | Jupiter, FL 33458 | www.coteleurhearing.com



CHanging the Way we live to preserve Where we live.

FPL

Invoice Number: 0122229529170721

CIRCLE K STORES INC
ECOVAMS 468
PO BOX 2440
SPOKANE WA 99210-2440

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by
0122229529	\$1,832.66	Aug 11 2017

Your electric statement

Account number: 0122229529

For: Jun 21 2017 to Jul 21 2017 (30 days)
Customer name: CIRCLE K STORES INC
Service address: 5750 SE FEDERAL HWY 44

Statement date: Jul 21 2017

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (-)	New charges (+)	Total amount you owe (=)	New charges due by
1,841.70	1,841.70 CR	0.00	0.00	1,832.66	\$1,832.66	Aug 11 2017

Meter reading - Meter ML1871

Current reading - Act	82640	Amount of your last bill	1,841.70
Previous reading	- 61007	Payment received - Thank you	1,841.70 CR
kWh constant	x 1	Balance before new charges	\$0.00
kWh used	21633	New charges (Rate: HLFT-1 HIGH LOAD FACTOR DEMAND TIME OF USE)	
On-peak kWh used	5477	Electrical Service Amount	1,556.49**
Off-peak kWh used	16156	Storm Charge	18.18
Demand	38.06	Franchise Charge	98.52
Billed Actual Demand	41	Gross Receipts Tax	40.38
		State Sales Tax	119.09
Energy usage		Total new charges	\$1,832.66
kWh this month	21633	Total amount you owe	\$1,832.66
Service days	30		
kWh per day	721		

**The electric service amount includes the following charges:

Customer Charge	\$25.00
Non-fuel energy charge:	
Off-peak:	\$0.015420 per kWh
Fuel charge:	
On-peak:	\$0.032120 per kWh
Off-peak:	\$0.026570 per kWh
Demand Charge:	
On-peak:	\$12.20 per Kw
Maximum:	\$2.30 per Kw

Historical Electric

Total kWh used	21186
Service days	31
kWh per day	683

- Payments received after August 11 2017 are considered late; a late payment charge will apply. Your account may also be billed a deposit adjustment.

Please have your account number ready when contacting FPL.
Customer Service: (305) 442-0388
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

FPL

TO CONNECT ELECTRIC SERVICE OR ASK QUESTIONS ABOUT YOUR BILLPlease visit www.FPL.com or call the customer service number displayed on this bill.**REPORTING A POWER OUTAGE 1-800-4OUTAGE (1-800-468-8243)**

The fastest and easiest way, day or night, to report power outages and downed power lines

Help With Managing Your Bill

- Online Home Energy Survey: A free analysis to identify energy savings in your home. Log on to www.FPL.com/OHES.
- Businesses can get a free Energy Evaluation to identify savings. Call 1-800-FPL-5566.
- FPL E-Mail Bill: Receive, review and pay your bill through e-mail.
- FPL Automatic Bill Pay: Your bill is always paid, and always on time.
- FPL Pay Online: Make payments at www.FPL.com whenever you choose.
- FPL Friendly Reminder: A free program that provides customers with a duplicate notice before power is shut off for non-payment. The duplicate notice can be sent to their designated third party or to their service address when they use a different mailing address. Enroll at www.FPL.com/remind.

Statement Information

kWh: Kilowatt-hour, A measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e., for 30 days straight), you used 72 kWh.

Customer Charge: A fixed amount to cover the administrative costs to maintain your account, even if no electricity is used.

Non-Fuel Energy Charge: The non-fuel costs to produce and deliver electricity, environmental compliance programs, and for non-demand customers only, the costs of conservation programs.

Fuel Charge: A direct pass-through of the fuel costs to produce and deliver your electricity.

Demand Charges: The cost to supply the maximum amount of energy used on the account within a 30-minute interval during the billing period. For demand customers, this charge also includes the costs of conservation programs.

Electrical Service Amount: Total of the customer charge, fuel and non-fuel charges, and demand charge, if applicable.

Taxes (Utility/Florida Sales/Discretionary Sales Surtax/Gross Receipts):

Taxes on the sale of electricity levied by and paid to the State of Florida or local governments.

Storm Charge: A bond repayment charge approved in a financing order by the Florida Public Service Commission to help finance hurricane and storm-related expenses. The funds are collected on behalf of a separate legal entity for which FPL serves as the collection agent. The storm charge is adjusted periodically to align with actual bond repayment costs.

Franchise Charge: A fee to local governments that we have an agreement with in order to provide electricity in their area.

FPL Care to Share Energy Fund: Contributions collected by FPL and administered by non-profit agencies to benefit those in need.

For full details of the charges used to calculate your bill, visit www.FPL.com/rates.

Information on Paying by Mail

- Include the top portion of your electric bill with your payment.
- Make your check or money order payable to FPL in U.S. Funds.
- Write your FPL account number on the check or money order.
- Do not send cash.
- Do not include paper clips or staples.
- Avoid folding your check.

Give yourself enough time for post office delivery or you can pay immediately by using FPL Online at www.FPL.com or FPL Pay by Phone using the phone number displayed on this bill.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement.

FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order, or other forms of payments. We will process the payment as if these restriction or conditions do not exist.

Visit www.FPL.com for more information.



MARTIN COUNTY UTILITIES
PO BOX 9000
STUART FL 34995-9000
Phone: 772-221-1434
www.onlinebiller.com/martincnty

MRT0721A AUTO MIXED AADC 750
7000001769 00.0006.0104 1753/1



CIRCLE K CORP
C/O ADVANTAGE IQ - 468
PO BOX 2440
SPOKANE WA 99210-2440

Account Statement

ACCOUNT INFORMATION

ACCOUNT NUMBER: 3785-4831
SERVICE ADDRESS: 5750 SE FEDERAL HWY
SERVICE PERIOD: 6/20/2017 - 07/20/2017
STATEMENT DATE: 07/24/2017

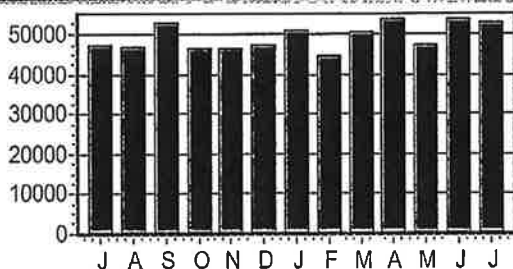
CURRENT CHARGES DUE: 8/13/2017

ACCOUNT ACTIVITY

PREVIOUS BALANCE	\$415.32
PAYMENTS	\$415.32
PAST DUE BALANCE	\$0.00
CURRENT CHARGES	\$410.44
TOTAL AMOUNT DUE	\$410.44

Past due balance must be paid in full, within 10 days of statement

YOUR ANNUAL USAGE



METER READING

METER NUMBER	PREVIOUS READING	CURRENT READING	CONSUMPTION
14370615	1554700	1607900	53200

* = Estimated Read

SPECIAL MESSAGE Access helpful sales tax referendum resources @ www.martin.fl.us/SalesTax

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT IN THE ENVELOPE PROVIDED.



MARTIN COUNTY UTILITIES
PO BOX 9000
STUART FL 34995-9000
Phone: 772-221-1434
www.onlinebiller.com/martincnty

AMOUNT DUE

TOTAL AMOUNT DUE: \$410.44

AMOUNT ENCLOSED

DONATION FOR LEND A HAND PROGRAM

DO NOT SEND CASH THROUGH THE MAIL
Please make your check payable in US Funds to MCU



MARTIN COUNTY UTILITIES
PO BOX 9000
STUART FL 34995-9000

ACCOUNT INFORMATION

ACCOUNT NUMBER: 3785-4831

SERVICE ADDRESS: 5750 SE FEDERAL HWY
STATEMENT DATE: 7/24/2017

CURRENT CHARGES DUE: 8/13/2017

Past due balance must be paid in full, within 10 days of statement date

CIRCLE K CORP
C/O ADVANTAGE IQ - 468
PO BOX 2440
SPOKANE WA 99210-2440

☐ PLEASE CHECK BOX FOR CHANGES (SEE BACK)

Customer Service Center Hours

8:00a.m. - 5:00p.m. Phone (772) 221-1434 Monday through Friday (excluding holidays)
 After Hours Emergency Number (772) 221-1434. Please visit our website www.martin.fl.us.
 Our payment website is www.onlinebiller.com/martincnty

Payment Options:

- 24 HOUR DROP BOX LOCATED AT 2378 SE Ocean Blvd. Stuart, FL 34996 - NO CASH PLEASE
- ELECTRONIC FUNDS TRANSFER - CALL OFFICE OR VISIT OUR WEBSITE FOR ENROLLMENT FORM
- ALTERNATE PAYMENT LOCATIONS - Pay your bill at any Walmart location for a fee of \$0.88.
- ONLINE PAYMENT OPTIONS VIA MARTIN COUNTY PAYMENT WEBSITE (www.onlinebiller.com/martincnty)
- PAY BY PHONE (CHECK OR CREDIT CARD) - 772-221-1434

Explanation of Charges:**Due Date:**

Payments are due by 5:00 p.m. on the date indicated on the front of this bill. Payments received after 5:00 p.m. on the due date may be subject to a final notice, including an additional service charge. Please contact our Customer Service Center if you have any questions regarding the due date of your bill or charges.

Past Due Balance:

Service will be disconnected for failure to pay the past due balance, in full within 10 days of statement date. To restore service, all charges on your account, including any current charges, plus a lock-off fee, must be paid in full. A deposit may also be required.

Base Facility Charge:

The base facility charge is a service fee charged, regardless of the amount of water used. It covers the fixed expenses associated with the operations and maintenance costs for providing water and/or wastewater service to your home or business.

Consumption Charge:

The consumption charge is based on the amount of water recorded by the water meter since the last meter reading.

Service Charge:

Service charges may appear on your bill for some of the following reasons: Service is initiated, service is restored after termination for non-payment, service is interrupted at the customer's request, a check is returned by the bank, meter testing.

Martin County Utilities Consumer Confidence Report Released

Martin County Utilities annual Consumer Confidence Report (CCR) is now environmentally friendly. You can read the report online, print the report, or download to your computer. If you would like a hard copy mailed to your address, please contact our office at (772) 221-1434. This annual report will let you know how Martin County's water stacks up against stringent state and federal water standards, and provides details about the source and quality of your water.

This report can be accessed at: www.martin.fl.us Enter water quality report in the search bar. The water quality report will be listed for your viewing.

CONSERVE WATER! WATER IS A PRECIOUS RESOURCE!

By saving water you save money, energy, and the environment.

MAILING ADDRESS CORRECTION COMPLETE THIS SECTION IF YOUR MAILING ADDRESS ON REVERSE SIDE HAS CHANGED	
ADDRESS	
CITY	
STATE, ZIP	
HOME PHONE	
WORK PHONE	
SIGNATURE	

Reminder

Enclose your check or money order.

Include your account number on the front of your check or money order.

Please do not post-date your checks.

Please do not staple or tape your check to the payment coupon.

Enclose the payment coupon with your check or money order.

If you believe the past due amount has already been paid, please contact Customer Service to insure payment has been applied to the account.



INVOICE

Page 1 of 2

Customer ID:**13-87867-03002**

Customer Name:

ECOVA

Service Period:

08/01/17-08/31/17

Invoice Date:

08/01/2017

Invoice Number:

9548945-0290-3

How To Contact Us

Visit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:
(800) 824-8472

Your Payment Is Due

Aug 30, 2017

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$770.99

If payment is received after
08/30/2017: **\$ 790.26**

See Reverse for Important Messages

Previous Balance	+	Payments	+	Adjustments	+	Current Charges	=	Total Due
770.99		(770.99)		0.00		770.99		770.99

Details for Service Location:

Circle K 1885, 5750 SE Federal Hwy, Stuart FL 34997-8544

Customer ID: 13-87867-03002

Description	Date	Ticket	Quantity	Amount
8 Yard dumpster 2x week	08/01/17		1.00	770.99
Total Current Charges				770.99



WASTE MANAGEMENT INC. OF FLORIDA
PO BOX 42930
PHOENIX, AZ 85080

(800) 824-8472
(772) 546-7700
(772) 546-1998 FAX



Please detach and send the lower portion with payment --- (no cash or staples) ---

Invoice Date	Invoice Number	Customer ID (Include with your payment)
08/01/2017	9548945-0290-3	13-87867-03002
Payment Terms	Total Due	Amount
Total Due by 08/30/2017	\$770.99	
If Received after 08/30/2017	\$790.26	

0290000138786703002095489450000007709900000077099 0

0036728 01 AV 0 370 **AUTO T7 0 7205 99210-241010 -C01-P3676441

10290C54



ECOVA
PO BOX 2410
ATTN CIRCLE K 1885
SPOKANE WA 99210-2410



WASTE MANAGEMENT INC. OF FLORIDA
PO BOX 105453
ATLANTA, GA 30348-5453

THINK GREEN®



Printed on
recycled paper.

290-0131183-0290-3

IMPORTANT MESSAGES

5 EASY WAYS TO PAY



Automatic Payment
Set up recurring payments with us at wm.com/myaccount.



Pay Through Your Financial Institution
Make a payment from your financial institution using your Customer ID.



One-Time Payment
At your desk or on the go, use wm.com or our WM mobile app for a quick and easy payment.



Pay by Phone
Payable 24/7 using our automated system at 866-964-2729.



Mail it
Write it, stuff it, stamp it. Envelope provided.

HOW TO READ YOUR INVOICE

How To Contact Us		Your Payment Is Due		Your Total Due	
Visit wm.com To take a quick online payment, log on to wm.com or use our mobile app. Manage your account, view 90-day delinquency, pay your bill or schedule a pickup.		August 19, 2017 If full payment of the unpaid amount is not received by the invoice due date, you will be charged a monthly late charge of 3% of the unpaid amount, with a maximum charge of \$1.00, or whichever late charge is greater, unless applicable law, regulation or contract.		\$124.73 If payment is received after 08/19/2017 \$125.60 See reverse for important messages.	
Customer Service (866) 964-2729					
Previous Balance	Payments	Adjustments	Current Charges	Total Due	
97.12	(97.12)	0.00	124.73	124.73	
Details for Service Location 311 Jackson Street, Studio on CA 95205					
Customer ID 2-82290-00883		PO Number 45683			
Description	Date	Unit	Quantity	Amount	
REG. TUNE	08/08/17		1.00	50.00	
REG. TUNE	08/08/17		1.00	50.00	
REG. TUNE	08/08/17		1.00	19.73	
Total Current Charges				124.73	

States the date payment is due to Waste Management. Anything beyond that date may incur additional charges. Your **Total Due** is the total amount of current charges and any previous unpaid balances combined.

Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your **Current Charges** from this billing cycle to get a **Total Due** on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire **Total Due** to avoid a late charge or service interruption.

Service location details the total current charges of this invoice.

OUR NEW INVOICE

We're Making a Splash of color!

Waste Management is pleased to present our invoice in bright, vivid color! Visit wm.com to learn about our easy ways to pay, including how you can "Go Green" yourself by signing up for paperless billing and automatic payments.

How To Contact Us		Your Payment Is Due		Your Total Due	
Visit wm.com To take a quick online payment, log on to wm.com or use our mobile app. Manage your account, view 90-day delinquency, pay your bill or schedule a pickup.		August 19, 2017 If full payment of the unpaid amount is not received by the invoice due date, you will be charged a monthly late charge of 3% of the unpaid amount, with a maximum charge of \$1.00, or whichever late charge is greater, unless applicable law, regulation or contract.		\$124.73 If payment is received after 08/19/2017 \$125.60 See reverse for important messages.	
Customer Service (866) 964-2729					
Previous Balance	Payments	Adjustments	Current Charges	Total Due	
97.12	(97.12)	0.00	124.73	124.73	
Details for Service Location 311 Jackson Street, Studio on CA 95205					
Customer ID 2-82290-00883		PO Number 45683			
Description	Date	Unit	Quantity	Amount	
REG. TUNE	08/08/17		1.00	50.00	
REG. TUNE	08/08/17		1.00	50.00	
REG. TUNE	08/08/17		1.00	19.73	
Total Current Charges				124.73	

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

CHECK HERE TO CHANGE CONTACT INFO

List your new billing information below. For a change of service address, please contact Waste Management.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

CHECK HERE TO SIGN UP FOR AUTOMATIC PAYMENT ENROLLMENT

If I enroll in Automatic Payment services, I authorize Waste Management to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying Waste Management at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email Address	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to PO Box 43290, Phoenix, AZ 85080 (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Dan Sorrow

To: vince_frischia@comcast.com
Cc: Dan Sorrow
Subject: Utility Service Availability Letter for MC
Attachments: 16-0804_SP_09-15-17.pdf

Vince,

Good Morning. We are working on a project in Martin County off US-1. I have attached the site plan for your use. This is a gas station project. This is a request for confirmation service is available upon completion of the project.

Thank you,

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

Project Manager

561.747.6336 x112 | office

561.800.8426 | cell



Cotleur &
Hearing

Landscape Architects • Land Planners • Environmental Consultants

1934 Commerce Lane, Suite 1 | Jupiter, FL 33458 | www.cotleurhearing.com



CHanging the Way we live to preserve Where we live.



Cotleur &
Hearing

Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC26000535

Circle K – Cove Road & US1 Martin County
Proposed Water Sources
September 28, 2017

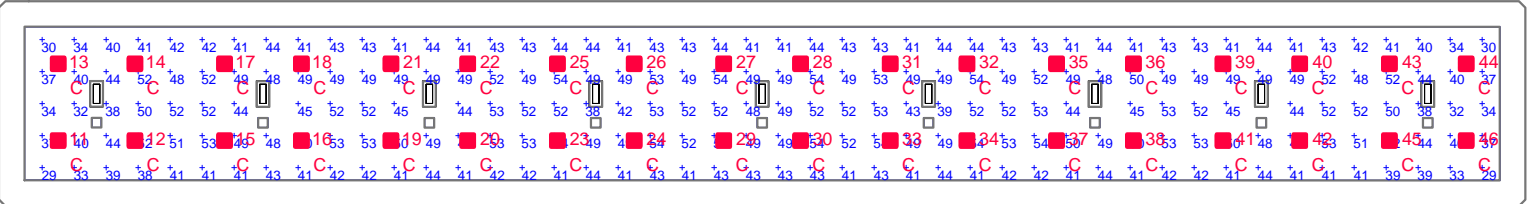
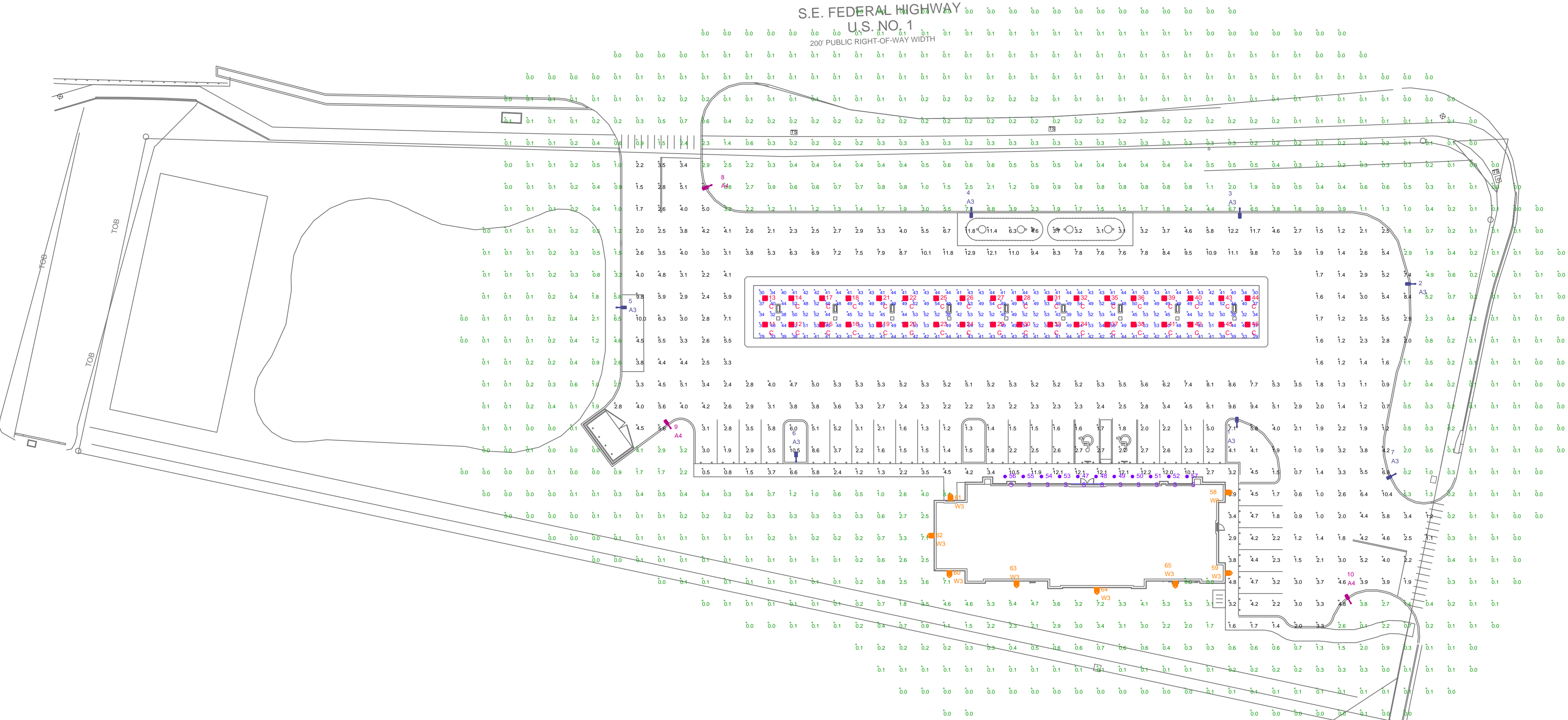
Drinking Water Service shall be provided via Martin County Utilities

Sanitary Sewer Service shall be provided via Martin County Utilities

Irrigation shall be provided via Well permitted by SFWMD

Sincerely yours,
Cotleur & Hearing

Daniel T. Sorrow, AICP, RLA, LEED AP BD+C
Project Manager



NOTE:
- ALL AREA LIGHTS ON 15 FT. POLE MOUNTED ON 2 FT. CONCRETE BASE

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	4.11	12.9	0.5	8.22	25.80
UNDEFINED	0.59	8.4	0.0	N.A.	N.A.
UNDER CANOPY	45.51	54	29	1.57	1.86

LUMINAIRE SCHEDULE								
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER
	7	A3	SINGLE	10682	1.010	101	707	Cree Inc
	3	A4	SINGLE	10442	1.010	101	303	Cree Inc
	36	C	SINGLE	12406	1.010	96.31	3467.16	Cree Inc
	11	S	SINGLE	1813	1.000	19.67	216.37	Cree Inc
	8	W3	SINGLE	4031	1.010	42.96	343.68	Cree Inc
DESCRIPTION								
BXSP-B-HT-3ME-B-57K-UL-XX								
BXSP-B-HT-4ME-B-57K-UL-XX								
CPY250-A-DM-D-B-UL-WH								
LR6-18L-40K								
XSPWA03MC-UZ								

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3	17
2	A3	17
3	A3	17
4	A3	17
5	A3	17
6	A3	17
7	A3	17
8	A4	17
9	A4	17
10	A4	17
11	C	16
12	C	16
13	C	16
14	C	16
15	C	16
16	C	16
17	C	16
18	C	16
19	C	16
20	C	16
21	C	16
22	C	16
23	C	16
24	C	16
25	C	16
26	C	16
27	C	16
28	C	16
29	C	16
30	C	16
31	C	16
32	C	16
33	C	16
34	C	16
35	C	16
36	C	16
37	C	16
38	C	16
39	C	16
40	C	16
41	C	16
42	C	16
43	C	16
44	C	16
45	C	16
46	C	16
47	S	12
48	S	12
49	S	12
50	S	12
51	S	12
52	S	12
53	S	12
54	S	12
55	S	12
56	S	12
57	S	12
58	W3	12
59	W3	12
60	W3	12
61	W3	12
62	W3	12
63	W3	12
64	W3	12
65	W3	12

REV.	BY	DATE	DESCRIPTION
R1	FNE	8/4/17	REVISED PER NEW CAD FILE.

PERSONS USING THIS PROGRAM ARE ADVISED THAT THIS PROGRAM MAY CONTAIN ERRORS WHICH RED LEONARD ASSOCIATES, INC. OR ITS SOFTWARE PROVIDER HAVE NOT OBSERVED. IN ADDITION, THE USE OF THIS PROGRAM TO AID IN LAYOUT OF LIGHTING AND ESTIMATING MATERIAL QUANTITIES IS NOT INTENDED TO REMOVE THE RESPONSIBILITY OF THE USER TO VERIFY THE COMPLETENESS OF ANY BILL OF MATERIAL AND THAT THE LAYOUT OR USE OF LUMINAIRE IS IN FULL ACCORDANCE WITH ALL LOCAL, STATE, OR FEDERAL STATUTES, REGULATIONS OR OTHER REQUIREMENTS, OR THE REQUIREMENTS OF ANY INSURANCE GROUP, ORGANIZATION OR CARRIER REGARDING LUMINAIRE AND THEIR APPLICATION.

FOR INFORMATIONAL AND ILLUSTRATION PURPOSES ONLY: ALL PRODUCT, SERVICE AND CORPORATE NAMES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. PRODUCT SPECIFICATIONS AND QUANTITIES MAY VARY. THESE DOCUMENTS ARE THE PROPERTY OF RED LEONARD ASSOCIATES, INC. ANY USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF JAVINE J. LEONARD OF RED LEONARD ASSOCIATES, INC. IS STRICTLY PROHIBITED.

ILLUMINATION RESULTS SHOWN ON THE LIGHTING APPLICATION ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED, USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

SCALE:
1" = 30'
DWG SIZE:
D

LAYOUT BY:
FNE
DATE:
7/31/17

PROJECT NAME:
CIRCLE K #1885
MARTIN CO., FL
DRAWING NUMBER:
RL-4796-S1-R1

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
Kremser Family Limited Partnership	5845 SE General Lee Terrace STUART, FL 34997

(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
Kremser Management, Inc.	5845 SE General Lee Terrace STUART, FL 34997	100%
KREMSER SALERNO RD., INC.	5845 SE General Lee Terrace STUART, FL 34997	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
NAI Southcoast	2055 S Kanner Highway Stuart, FL 34994	Broker of Record
Boyd G. Bradfield, Jr.	2055 S Kanner Highway Stuart, FL 34994	Real Estate Agent

(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*

(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

Dennis M. Kreuser

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 20th day of SEPTEMBER 2016, by Dennis M. Kreuser, who is personally known to me or have produced _____ as identification.

Laurie Kurnick
Notary Public, State of Florida

(Notary Seal)

Print Name: LAURIE KURNICK

My Commission Expires: 1/29/20



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

LOTS 1 THROUGH 19, INCLUSIVE, BLOCK 33, HIBISCUS PARK SUBDIVISION SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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.

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

(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

(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*

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

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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

David M. Kremsler

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 8th day of AUGUST 2017, by
DAVID M. KREMSEK, who is personally known to me or have produced
_____ as identification.

Laurie Kurnick
Notary Public, State of FLORIDA
Print Name: LAURIE KURNICK
My Commission Expires: 1/29/20

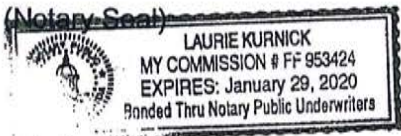


Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

Appendix
Article 10.2.B.3. Article 10, Development Review Procedures;
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 - 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.
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