

February 9, 2018

Catherine Riiska, MS, PWS, Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
2401 S.E. Monterey Road  
Stuart, FL 34996

Re:	Project Name:	Circle K – Revised Major Final Site Plan
	CH Project No.:	16-0804
	Project Number:	P166-002
	Application Type and Number:	D059 201700358
	Report Number:	2017_1207_C166-002_DRT_Staff_FINAL.docx

Dear Ms. Riiska:

Please accept this response letter addressing comments provided by staff on December 7<sup>th</sup>, 2017.

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

**Unresolved Issues:**

**Item #1:**

**Height Restrictions**

Building height shall be measured from the average finished grade at the perimeter of the building, except in flood hazard areas. In flood hazard areas building height shall be measured from the base flood elevation requirement for the lowest floor as shown on the flood insurance rate map published by the Federal Emergency Management Agency (FEMA). Building height shall be the difference between the finished grade or the base flood elevation described above and either the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge of gable, hip, and gambrel roofs. The mean height level between the ridge and the eaves shall be determined on the highest section of roof.

MARTIN COUNTY, FLA., CGMP POLICY 2.1A.1.(3) (2016)

**Remedy/Suggestion/Clarification:**

The building elevations shown on Sheet A2.1 do not appear to utilize the required methodology. Please

re-dimension the proposed maximum building height and provide it in the site plan data.

**Applicant Response:** The building elevations have been revised and the “average Finished Grade” at the perimeter of the building noted and building height dimensioned from the AFG as well as the Finished Floor Elevation (FFE). The AFG has also been noted in the Site Plan Data.

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

**Unresolved Issues:**

**Item #1:**

Application By Other Than Property Owner

The agent acting for the property owner must provide as part of this application a power of attorney to do so. [Section 10.2.B.5, LDR]

**Remedy/Suggestion/Clarification:**

Please provide documentation to establish the signatory authority of the persons signing the consent of representation on behalf of the property owner entities.

[Applicant Response: Comment Acknowledged. The Property has been transferred to Circle K Stores Inc. A copy of the new warranty deed is included with this submittal. An updated property transfer certification has also been provided. A document which establishes the signatory Authority of Edward F. Giunta II has also been provided.](#)

**Item #2:**

Property Interest Transfer

A notarized statement of any transfers of property rights, or that no transfer has occurred, since the recordation of the property deed, is required. [Section 10.2.B, LDR]

**Remedy/Suggestion/Clarification:**

Please provide a certified statement. The submitted statement is neither signed nor certified/notarized.

[Applicant Response: Comment Acknowledged. A signed and sealed copy of the statement is attached with this comment response.](#)

**Item #3:**

Posted Property Notarized Certification

No later than ten (10) days after a complete application is filed (when a letter indicating the application is sufficient has been released), the applicant is to post the property with a waterproofed sign entitled 'Notice of Development Application.' The applicant is to provide to the Growth Management Department a signed, notarized certification that the property has been posted with the appropriate notice and within the prescribed time period. MARTIN COUNTY, FLA., LDR, § 10.6.B

[Applicant Response: Comment Acknowledged. A copy of the sign posting affidavit is included with this submittal.](#)

**Item #4:**

Site Plan

A complete site plan is required as part of the application pursuant to Section 10.2.B.5., LDR, Martin County, Fla.

**Remedy/Suggestion/Clarification:**

Please revise the site plan data and graphics as follows:

1. Please explain the 1.112 acre "open space" category included in the pervious site data calculations. Open space is specifically defined and includes all areas that are pervious and open from the ground to the sky, i.e. unencumbered by any structures. Please relabel this area as landscaping, if that is to what it is referring.

[Applicant Response: Comment Acknowledged. This is now shown as landscaping in the site data table.](#)

2. Please add the proposed maximum building height to the building data. Please see Item 1, Section F, for additional information on this parameter.

[Applicant Response: Comment Acknowledged. The building height has been added to the site plan building data.](#)

3. Please remove the 'corner clip' data from the 'site area' and 'pervious' tables.

[Applicant Response: Comment Acknowledged. Corner clip data has been removed](#)

4. Please correct the parking calculations.

[Applicant Response: Comment Acknowledged. The parking calculations have been revised according to staff recommendations. 30 total spaces required, 27 total provided.](#)

5. Please revise the required setbacks pursuant to the requirements for GC zoning district. specifically, please cite 10' as required side setback and only list once; and please cite 20' as required rear setback.

[Applicant Response: Comment Acknowledged. The setback requirements have been updated. 10' is the required side setback and is only shown once. Per staff comments there is no rear setback for this project.](#)

6. Please relabel the currently shown "25' rear building setback" shown on the western side of the building to "25' front building setback", as each property line abutting a roadway shall be considered a front lot line.

[Applicant Response: Comment Acknowledged. 25' front building setback is now shown on all sides of the building facing a roadway.](#)

7. Please remove the second note cited under "general notes". All design features must meet code requirements not other undefined 'principles'.

[Applicant Response: Comment Acknowledged. The second note under general notes has been removed.](#)

#### **Item #5:**

##### **Zoning Development Standards**

Pursuant to Section 3.106.D., LDR, Martin County, Fla. (2003), where a vehicular service and maintenance use abuts an RE, RS, RM, MH, residential PUD or Category "B" district or is separated only by a local street, a Type 4 landscape buffer shall be required in accordance with the standards set forth in Article 4, Division 15, Landscape, Buffering and Tree Protection.

**Remedy/Suggestion/Clarification:**

This requirement is not subject to alternative compliance. Please revise the site plan to provide the required minimum buffer.

[Applicant Response: Per discussion with Martin County Staff during the workshop meeting on December 21<sup>st</sup>, 2017 we are proceeding with the alternative compliance request for the encroachment of the building into the 40ft type 4 buffer.](#)

**Item #6:****Parking Calculations**

Show the calculation for parking on the site plan in the required table of existing and proposed uses. (Section 4.6; Section 10.2.B, LDR)

**Remedy/Suggestion/Clarification:**

Please provide revised calculations:

1. The proposed square footage is 5,339, which would require 27 parking spaces, not 25 spaces as currently cited.
2. Fuel pumps are not considered service bays and do not contribute to required or provided parking. Please revise the parking calculations to omit any parking required or provided at the fuel pumps.

Based upon the current project proposal, it appears that 30 spaces are required and 27 have been provided, which is within the acceptable threshold range pursuant to Section 4.623., LDR, Martin County, Fla. (2009).

[Applicant Response: Comment Acknowledged. The parking calculation has been updated to show the accurate required parking. A total of 30 parking spaces are required. 27 are provided. According to section 4.623 this is within the accepted range.](#)

**Item #7:****Adjacent Arterial And Collector Roads**

Indicate all abutting roadways and identify by name and facility type all arterials and collectors, and residential, local, streets on the site plan. Show right-of-way widths and existing sidewalks and other pavement, i.e., improvements within the right-of-way. (Section 10.2.B, LDR)

**Remedy/Suggestion/Clarification:**

Please add the classification of "Residential Roadway" to the Pine Avenue label.

[Applicant Response: Comment Acknowledged. The residential designation will be added to the roadway name on the final site plan.](#)

**Item #8:****Option 1 Other Agency Permits**

The applicant has elected 'Option 1' regarding Agency permit submittal for review for consistency. No final site plan shall be approved until all applicable local, state, and federal approved permits are submitted and reviewed by the County Administrator. If an application is made to any permitting agency for a modification to a permit that was required to be issued prior to final site plan approval, the application for the permit modification must be submitted concurrently to Martin County. MARTIN COUNTY, FLA., LDR §10.9.A (2016)

**Remedy/Suggestion/Clarification:**

Please submit documentation of other agency authorizations or exemptions, as applicable.

[Applicant Response: Comment Acknowledged](#)

**Additional Information: Information #1:**

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

[Applicant Response: Comment Acknowledged. No land clearing will commence prior to the preconstruction meeting.](#)

***H. Determination of compliance with the urban design and community redevelopment requirements******– Community Development Department*****Commercial Design****Unresolved Issues:****Item #1:****Control Of Building Mass**

On the ground floor of any primary facade, no continuous wall plane shall exceed 100 linear feet, nor shall any single wall plane constitute more than 60 percent of a building's total length. A wall plane shall be off-set a minimum of three feet from the adjacent wall plane and be a minimum of eight feet in length to be considered a separate wall plane. However, any portion of a wall plane having a pedestrian arcade extending a minimum of eight feet out from such wall, shall be considered a separate wall plane, provided that such arcade does not extend uninterrupted farther than 120 linear feet. MARTIN COUNTY, FLA., LDR, § 4.872.B. (2013)

**Remedy/Suggestion/Clarification:**

The Northeast and Southeast Elevations are considered the primary façades. The Northeast elevation has a continuous wall plan that exceeds 100' linear. Please show all the dimensions on the floor plan and Northeast elevation in order to demonstrate compliance with this section.

[Applicant Response: The floor plan and exterior elevations have been revised to reduce the wall plane that exceeds 100'. The 3 ft x 4ft columns have been revised to 3 ft x 8 ft, and dimensions provided to show compliance.](#)

**Item #2:****Artwork - Commercial Developments**

In addition to all other requirements of this subsection 4.872.C, Land Development Regulations, Martin County, Fla. (2013), developments located at an intersection of two or more arterial or collector streets shall provide a prominent architectural feature such as, but not limited to a monument, sculpture or clock tower to emphasize their location as gateways and transition within the community.

**Remedy/Suggestion/Clarification:**

Please show on the Site Plan the required architectural feature.

[Applicant Response: Comment Acknowledged. The location for an architectural feature is shown on the site plan. The required architectural feature is located on the building façade facing SE Cove Rd. The public art piece is a green wall located on the side of the building facing SE Cove Rd.](#)

**Item #3:****Bicycle And Pedestrian Amenities**

Bicycle and pedestrian amenities shall be provided as determined by the square footage of buildings on the site.

These amenities may be incorporated into a pedestrian arcade or similar feature that otherwise meets the requirements of this division 20. Bicycle racks shall be provided within 50 feet of any customer entrance. The design of all amenities shall be of durable, long-lasting materials, consistent with the design of the principal structures on site and principles found in Bicycle Facilities Planning and Design Handbook (State of Florida, Department of Transportation, 1997). Benches shall not be less than six feet in length and shall have either structural or vegetative shading. Required bike racks shall be the inverted "U" type and shall be designed to store a minimum of six bicycles each. MARTIN COUNTY, FLA., LDR, § 4.873.B. (2013)

**Remedy/Suggestion/Clarification:**

One (1) bike rack shall be provided. Please show the location of the required bike rack on the Site Plan.

[Applicant Response: The Bike rack is shown on the site plan. It is located next to the south west corner of the building.](#)

**Community Redevelopment Area**

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016).

[Applicant Response: Comment Acknowledged.](#)

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

**Unresolved Issues:****Property Management**

It has been determined that a 25 foot corner clip at the corner of SE Cove Road and SE Federal Highway is required pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010).

**Applicant Response:** Worked with staff and determined the existing corner clip and RW width for Cove Road is satisfactory. No additional RW to be conveyed.

A Condition of Approval requiring the conveyance of the dedicated property to Martin County during the post approval process will be included in the Development Order. If the dedication is part of a Plat approval application, the dedication will be included on the plat and the conveyance of the dedicated property will take place simultaneously with the recording of the Plat.

The following due diligence materials are required:

**Item #1:****Title Commitment**

The following are required:

1. Original title commitment of the proposed dedication site(s).
2. Proposed insured is "Martin County, a political subdivision of the State of Florida."
3. "Insurable amount" is subject to approval by the Property Management Division.
4. Legible copies of all documents listed within the B-II exceptions must be provided.

**Applicant Response:** N/A. No additional right of way is required.

**Item #2:****Survey**

The following is required:

1. Two (2) original signed and sealed surveys of the dedication site(s).
2. The survey must state that it was - Prepared with the benefit of a Title Commitment - and include the Commitment Number, Name of Title Company and Date and Time of the Commitment. Also include the subject parcel ID number(s).
3. All title exceptions that can be plotted must be shown on the survey.
4. The legal description for the dedication site(s) on the survey must match the legal description on the proposed Plat or Planned Unit Development (PUD) if applicable.
5. The survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
6. Two (2) original signed and sealed sketch and legal descriptions of the dedication site.

**Applicant Response:** N/A. No additional right of way is required.

**Item #3:**

**Environmental Site Assessment Phase I** The following is required:

1. A Phase I report stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Materials (ASTM15271).
2. The Phase I report must be dated within 180 days of submission, or include a current updated letter from the ESA firm.



3. The Phase I report or update letter must include a statement that Martin County can rely on the results of the report.

Applicant Response: N/A. No additional right of way is required.

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

**Environmental  
Unresolved Issues:**

**Item #1:**

**Environmental Assessment**

Please include the following information with the environmental assessment for your project (ref. MARTIN COUNTY, FLA., LDR Section 4.32 (2013) and Section 4.6 (2011)):

1. A list of rare, endangered, threatened or species of special concern, both flora and fauna, with the potential to be found on site. Describe any critical habitat found on site for protected species.
2. A field survey and map shall be made showing the areas of the site surveyed for listed species. Surveys shall be performed and certified as utilizing appropriate referenced survey methodologies established by the listing agencies. In addition to listed fauna, the survey shall locate specific species of rare, endangered, threatened or unique plants of limited range that have been found (e.g. four-petal paw paw in Jensen Beach sand pine scrub) so that they can be included in preserve areas.

Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment.

Applicant Response: Comment Acknowledged. The environmental consultant is in contact with environmental staff and a scheduled visit has taken place.

**Item #2:**

**Site Data and Habitat Mapping**

Please identify the following in the site plan data table, as applicable:

- a. UPLAND PRESERVE, please relabel 'preserve' to 'upland preserve' under the site data table.

Applicant Response: Comment Acknowledged. The 'Preserve' area has been relabeled as 'Upland Preserve' in both the Site Data and on the Site Plan.

**Item #3:**

**Site Plan Review**

Please provide for the following Notes on the Final Site Plan:

1. Boundary markers will be placed at the corners of residential lots abutting Preserve Areas. Additional preserve signs will be at least 11 x 14 inches in size and will be



posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.

[Applicant Response: Comment Acknowledged. All required signs according to the PAMP are shown on the Site Plan.](#)

**Item #4:**

Signage And Boundary Marker Requirements

Preserve Area Signage, MARTIN COUNTY, FLA., LDR SECTION 4.35.C (2013)

On the Final Site Plan, include the locations of required survey markers as described in the PAMP. Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. A note providing for this requirement should be added to the site plan.

[Applicant Response: Comment Acknowledged. The Preserve area will be marked accordingly. All signs are labeled on the site plan. A total of 4 signs mark the perimeter of the Upland Preserve area.](#)

**Item #5:**

Land Clearing Page

The following shall be included on the land-clearing page:

1. Please clearly identify the locations and limits of areas to be cleared.
2. Locations of on-site and adjacent preserve areas or wetlands.
3. Locations of perimeter native vegetation to be retained as un-cleared during construction.
4. Locations of erosion control devices (silt fence and/or stabilized berms).
5. Locations of preserve area/construction barricades (orange mesh safety fence).
6. Erosion control devices located at least 5 feet landward of preserve area boundary.
7. Location of tree protection barricades (where warranted).
8. Location of on-site posted land clearing permit and permit box (to retain approved plan).
9. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.
10. Construction details for the installation of erosion control devices and preserve area barricades.
11. Proposed method for soil stabilization following land clearing.
12. Include the text: "Property corners shall be located by a licensed land surveyor and clearly marked in the field prior to the Engineering Department's pre-construction meeting for site development."
13. Include the text: "Authorization to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box, its location shown elsewhere on this page."
14. Include the text: "No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained."
15. Include the text: "All construction barricades and silt fences will remain in place and be monitored for
16. compliance by the permit holder during the permitted development activities."

17. Include the text: "Prior to scheduling a final environmental inspection for the infrastructure, all barricades and erosion control devices shall be removed and disposed of by the contractor."

[Applicant Response: The pollution prevention plan/erosion control plan has been updated to meet the above criteria.](#)

**Item #6:**

**Construction Grading To Preserves**

Pursuant to Section 4.33.B, LDR, Martin County Fla. (2013), new construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures; setbacks for accessory structures, such as but not limited to pool decks, screen enclosures and driveways, shall be five feet. Graded areas landward of these required buffer protection areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized to the satisfaction of the county engineer.

Please amend the construction plans to provide cross-sectional details of proposed construction and/or grading in areas adjacent to preserve areas to document compliance with this criteria.

[Applicant Response: Comment Acknowledged. Cross sectional details have been provided on the construction plans to show compliance with this criteria.](#)

**Item #7:**

**Construction Plan Review**

Construction sheet ES1.1 shows a drainage pipe to be co-located underneath the proposed upland preserve. No drainage structures shall be located or constructed within a preserve area unless for purposes of restoring wetland hydrology. Please revise the location of this pipe to be located outside of the preserve boundary.

[Applicant Response: The drainage plan has been modified so that there is no structure located within the upland reserve.](#)

**Landscape**

**Unresolved Issues:**

**Item #1:**

**General Landscape Design Standards**

Please demonstrate compliance with the following general landscape requirements on the provided plans:

- a. The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)
- b. Mulch material to a minimum compacted depth of three inches is provided for all planting areas when used to supplement ground cover. Cypress mulch may not be used as a mulching material. (Section 4.663.C., LDR)
- c. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."
- d. No use shall be made of, and no development activity shall be permitted in, land use buffers and perimeter landscape areas, except for:
  - i. Planting material approved as part of the landscape plan.

- ii. Completely underground utilities and essential, specifically approved, overhead or aboveground utilities which cross these areas and do not interfere with the mature growth of required plant material.
- iii. Grass ditches, with back slopes no steeper than 3V:1H, which can support the required landscaping materials.

**Remedy/Suggestion/Clarification:**

Add required notes.

[Applicant Response: Comment Acknowledged. All required notes have been added to the Landscape plans.](#)

**Item #2:**

Perimeter VUA Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for perimeter vehicular use areas (Section 4.663.A.4.a., LDR)

a. Perimeter tree requirements for vehicular use areas. Provide one tree for each 30 linear feet of required landscape perimeter area, with no less than 75 percent of said trees being shade trees. Creative design and spacing is encouraged, the location(s) of proposed signage should be considered and provided on the plans.

**Remedy/Suggestion/Clarification:**

Site data indicates that 50% of VUA trees must be canopy trees; correct Code reference requires that 75% of VUA trees consist of shade trees. Review and verify compliance with 75% native shade tree requirement.

[Applicant Response: Comment Acknowledged. Site data has been updated to show a 75% native shade tree requirement and the plans have been checked to confirm to have the necessary shade tree requirement.](#)

**Item #3:**

Interior VUA Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A.4.b., LDR]. The interior area includes the entire parcel to be developed exclusive of the required front, rear, and side perimeter landscape areas. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area (at least 800 square feet) within the vehicle use area is preserved in a native state.

1. In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.
2. All trees required within vehicular use areas shall be shade trees. [Section 4.664.B.2.a., LDR]

**Remedy/Suggestion/Clarification:**

Have the additional trees required for the interior vehicular use area been provided? Please verify locations and that adequate quantity of shade trees has been provided.

Applicant Response: All required interior VUA trees have been added to the perimeter of the VUA. There locations are marked on the Landscape plan. The required interior VUA landscaping is located along the perimeter of the VUA.

**Item #4:****Landscape Bufferyard Requirements**

Landscaped bufferyards shall be required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. [Section 4.663.B., LDR]

Please demonstrate compliance with the following criteria for landscape bufferyards: (delete->NOTE TO REVIEWER: cite section for public parks or Conservation Land buffers where applicable)

1. Type 4 bufferyard: A 40 foot-wide landscape strip with a six-foot-high opaque fence or wall. At least one tree and 34 shrubs shall be provided for every 300 square feet of required bufferyard. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity.
2. All shrub material used as a part of a dissimilar land use bufferyard shall be a minimum height of 30 inches and have a minimum crown width of 24 inches when planted; shall be species capable of achieving a minimum height of six feet; and shall be located in such a way as to maximize the screening potential. [Section 4.663.C.4., LDR]
3. Requirements for vegetative landscape screens. Where vegetative landscape screens are installed in required bufferyards, they shall be required to form a solid visual screen at time of planting (ref. Section 4.663.B.4., LDR for additional information).
4. Use of bufferyards. Utilities, easements, septic drainfields or other physical improvements shall not be placed in bufferyards, unless approved by the Growth Management Director based on good cause shown. In any case where an un-buffered view exists within 500 feet from the side or rear service areas of any nonresidential land use to any single-family or two-family residential land use, buffer requirements shall apply as if such residential uses were located on immediately adjacent lands.

**Remedy/Suggestion/Clarification:**

Applicant has requested alternative compliance for this Type 4 buffer. However, this Type 4 buffer is a zoning requirement not a landscape requirement. Zoning requirements cannot be modified by alternative compliance.

Plant data indicates that the Type 4 buffer requires 10 shrubs per 300 square feet of buffer area, review plans because actual requirement per Code is to have 34 shrubs per 300 square feet of buffer. Sidewalk also appears to be located within the Type 4 buffer.

Applicant Response: Per discussion with Martin County Staff during the workshop meeting on December 21<sup>st</sup>, 2017 we are proceeding with the alternative compliance request for the encroachment of the building into the 40ft type 4 buffer.

**Item #5:****Landscape Bufferyard Fence, Wall, Berm**

Please demonstrate compliance with the following criteria for landscape bufferyards [Section 4.663.B.8.,LDR]:

1. Include a note that required fencing shall be maintained in good repair by the property owner.
2. When walls are proposed to meet bufferyard requirements, the facade treatment of the walls exceeding 100 feet in length shall require architectural columns at each 100-foot increment to encourage architectural variety and interests.
3. Fences or walls installed on property near preserve areas shall be designed to permit animal access and crossings.
4. Berms used in place of the fence or wall requirement shall have no more than a three-foot horizontal to a one-foot vertical slope. Berms may be used in combination with fences or hedges to achieve the minimum six-foot-high 100 percent opaque requirement.

**Remedy/Suggestion/Clarification:**

I was unable to locate a detail for the proposed wall.; has one been provided that will meet requirements?

[Applicant Response: The detail for the proposed wall is located on the detail sheet for the site plan.](#)

**Item #6:****Landscape Native Tree Protect & Survey**

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. The following information shall be provided for trees in the developed area:

1. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.
2. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

**Remedy/Suggestion/Clarification:**

Please review tabulation of tree credits for mitigation of tree removal. Required mitigation totals 58 tree credits not 55 stated. Note a tree credit is a 2" caliper tree, a 3" caliper equals 2 tree credits.

[Applicant Response: Comment Acknowledged. The tree mitigation sheets have been updated to show the correct number of required tree credits \(58\) and the correct number of provided tree mitigation credits \(60\).](#)

**Item #7:****Construction Standards - Tree Protection**

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and , no use of concrete, paint, chemicals or other foreign substances.
4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

**Remedy/Suggestion/Clarification:**

Tree protection must be shown on both landscape plans and construction plans. Provide detail of tree barricade on construction plans. Note to refer to landscape plans is not sufficient direction to site contractor.

[Applicant Response: The tree protection detail is shown on the Site Plan as well as the Construction plans.](#)

**Item #8:****Landscape Material Standards-General**

Please demonstrate compliance with the following requirements (Section 4.664, LDR):

- a. At least 75 percent of all required landscaping, by category, in the form of trees and shrubs shall consist of native vegetation.
- b. The ground area within required landscaped areas which is not dedicated to trees, vegetation or landscape barriers shall be appropriately landscaped and present a finished appearance and reasonably complete coverage upon planting. Ground covers shall be spaced so as to present a finished appearance and complete coverage within six months after planting. Ground covers required by this division shall consist of at least 50 percent native species.

**Remedy/Suggestion/Clarification:**

Review and verify classification as native species as provided in the Plant List. Schefflera and Japanese privet are not native species, but silver buttonwood is.

[Applicant Response: Comment Acknowledged. This update has been made to the Landscape details to show Schefflera and Japanese privet as non-native and Silver buttonwood as native.](#)

**Item #9:**

Landscape Protection and Maintenance

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

Protection of required landscaping.

1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

Maintenance of required landscaping.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.

2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.

3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

**Remedy/Suggestion/Clarification:**

Add required notes.

[Applicant Response: Comment Acknowledged. The required notes have been added to the Landscape plan.](#)

**Item #10:**

Preserve Area Interface Requirements

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.



The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

1. Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.
2. Perimeter landscaping. Plantings within perimeter vehicular use landscape areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers pursuant to quantity, size and dimension requirements of section 4.663.A.4., LDR, MCC.

Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

**Remedy/Suggestion/Clarification:**

Retention area must be planted with native species. Verify that buffer plantings adjacent to the preserve consist of native species.

[Applicant Response: Comment Acknowledged. This area has been reviewed and all plantings adjacent to the preserve are native species.](#)

***K. Determination of compliance with transportation requirements - Engineering Department***

**Unresolved Issues:**

**Item #1:**

Traffic Impact

1. Project Assignment section should narrate to staff what is being analyzed, for example, PM entering or PM exiting. Estimated project trip generation and assignment, considering pass-by and internal capture, on a peak hour peak direction basis [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C (2009)].
  - a. Figure 2 Project % Assignment needs to be updated to reflect comments above and remove unnecessary assignments. Update Table 2 as necessary.
  - b. Remove/reduce U-turn movement on SE Cove Road from Appendix C.

[Applicant Response: Figure 2 Project % Assignment has been updated and unnecessary assignments has been removed. \*\*Table 2\*\* has been updated as well. The U-turn movement on SE Cove Road from \*\*Appendix C\*\* has been removed.](#)

***L. Determination of compliance with county surveyor - Engineering Department***

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

Applicant Response: Comment Acknowledged.

***M. Determination of compliance with engineering, storm water and flood management requirements***

***- Engineering Department***

**Unresolved Issues:**

**Item #1:**

Rights Of Way Improvements

Revise the following components to comply with the cited references:

1. Provide details within the Construction plans for the proposed turn lane on SR-5 (SE Federal Highway) [MARTIN COUNTY, FLA., LDR SECTIONS 4.845.B, 4.845.F, & 4.845.G (2001)]

Applicant Response: Turn lane detail has been added to sheet D6.0.

2. Dimension proposed turn lane and bike lane along SR-5 (SE Federal Highway) on the Final Site Plans and Construction Plans. [MARTIN COUNTY, FLA., LDR SECTION 4.843.C (2010)] [MARTIN COUNTY STANDARD DETAILS FOR ROAD & SITE CONSTRUCTION AND PUBLIC FACILITIES DETAIL R-10 (2015)]

Applicant Response: The turn lane is dimensioned on sheet C1.1.

3. SR-5 (SE Federal Highway) and SE Cove Road are Major Arterials and require a minimum 30 foot intersection radii. Dimension the intersection radii at the driveways on the Final Site Plan and Construction Plans. [MARTIN COUNTY, FLA., LDR SECTION 4.843.E (2010)]

Applicant Response: The drieways have been modified to show a 30' radii.

4. Provide Sight triangles / Sight distances on the Landscape Plan. [MARTIN COUNTY, FLA., LDR SECTION 4.843.F (2010)] [FLORIDA DEPARTMENT OF TRANSPORTATION INDEX #546 (2016)]

Applicant Response: The sight triangles and sight distances have been added to the landscape plan in accordance with FDOT regulations.

5. Provide proposed and existing sidewalk elevations. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G (2010)]

Applicant Response: Proposed and existing side walk elevations are shown on the construction plans.

6. Based off of the details and elevations provided, it appears there is a drainage inlet within the proposed paved shoulder along SR-5 (SE Federal Highway). Show details for relocation of existing drainage inlet.

Applicant Response: The drainage inlet has been replaced.

7. The crosswalk markings at both driveways must be consistent with Detail R-120B for Stop Controlled conditions.

**Applicant Response:** The crosswalk markings for both driveways are consistent with detail R-120B.

8. Light Pole Relocation:
  - a. Provide electrical details of the light pole relocation.
  - b. Add the following notes to the Construction Plans:
    - i. All street light poles and circuits relocations must be done by a certified electrical contractor.
    - ii. Contact Bobby Allensworth at 772-288-5465 prior to any activities that require changes to the street light circuits.
    - iii. Relocate all street light circuits the same day of the pole relocation.

**Applicant Response:** All of the light necessary for this site, as shown on the photometric plan, is provided within the confines of the property. We are coordinating with FPL about the existing light located off of the property and its location.

**Item #2:**

**Off-Street Parking**

Revise the following components to document conformance with the cited references:

1. Although the Final Site Plan Parking Calculations state that 46 spaces are proposed, staff was able to locate only 45. [MARTIN COUNTY, FLA., LDR SECTION 4.624 (2009)]
2. A standard parking space shall provide a minimum ten-foot width and 20-foot depth. The depth must be dimensioned from the front of the bollard. [MARTIN COUNTY, FLA., LDR SECTION 4.627.B (2009)]
3. The change in grade percentages on the western side of the sidewalk connecting to SE Cove Road appear to exceed the allowable change in grade.

**Applicant Response:** Comment Acknowledged. The parking calculations have been revised. A total of 30 spaces are required and 27 have been provided. According to section 4.623 this is within the acceptable range.

**Item #3:**

**Consistency With Other Plans**

The following of the proposed Final Site Plan and the proposed Construction Plans are inconsistent.

1. The locations, size, and types of easements (buffer, utility, drainage, etc.) must be shown on the Final Site Plan.
2. Provide boundary and annotations on the Final Site Plan and Construction Plans.
3. Development name must be consistent on all submitted plans.
4. The narrative describes a different number of parking spaces than what is provided on the Final Site Plan and Construction Plans.

Applicant Response: Comment Acknowledged. Plans will remain consistent. All easements are shown on the final site plan. Boundary and annotations are shown on the final site plan and construction plans. The narrative has been updated to reflect the correct parking data.

**Item #4:**

Stormwater Mgmt Submitted Materials

Provide the following items to document conformance with the cited references:

1. An existing conditions map including water management facilities, drainage basin boundaries, vegetated areas, wetlands, impervious areas, adjacent wetlands, adjacent developments, all wells and septic systems within 100 feet of the perimeter of the excavation, the FEMA flood zone(s), the location relative to the Coastal High Hazard Area. or any other significant adjacent features [MARTIN COUNTY, FLA., LDR SECTIONS 4.343.A.4 & 4.384.A.3 (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.A.2.b & 1.4.A.3.c (2001)]
2. A drainage map of the basin or basins within which the development lies shall be submitted. All basins and the sizes of the basins in acres must be shown. The outlines and sizes in acres of alleexisting and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Flow paths shall be indicated throughout, including final outfalls from the development and basins. [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTIONS 1.4.B.7.c (2001)]
3. The Stormwater Maintenance Plan must include, at a minimum, the following:
  - a. A written plan describing in detail the operation and maintenance of the stormwater management system in order to ensure the perpetual functioning of the system. This plan should include a detailed checklist of items that must be inspected on an annual basis, or more frequently as necessary, for the proper operation of the system. The stormwater maintenance plan shall ensure that all areas within the stormwater management system have a plan for the removal of nuisance exotics. In addition, the continued monitoring of nuisance exotics shall be included in the maintenance plan to ensure that no regrowth has occurred. [MARTIN COUNTY, FLA., LDR SECTION 4.386 (2015)]

Applicant Response: Comment Acknowledged. Please refer to the stormwater report and the PGD plan for details.

**Item #5:**

Stormwater Mgmt Pre-Development

1. The narrative does not adequately describe the surrounding conditions and off-site flows passing through site (4.386.B) and legal positive outfall (4.386.F).

Applicant Response: The stormwater report has been updated to depict a more accurate pre and post development flow pattern.

2. Section 3.1 of the Stormwater Report states the proposed store will be 3,100. This is inconsistent with the Final Site Plan.

Applicant Response: The stormwater report has been updated to show the accurate square footage.

3. The proposed outfall is a drainage ditch owned by FDOT. A FDOT drainage connection permit will be required to utilize this ditch as the proposed outfall.

Applicant Response: The drainage ditch is not owned by FDOT. Please see the correspondence included with this submittal.

4. Provide documentation that supports the tailwater design elevation for the FDOT drainage ditch.

Applicant Response: The tailwater (12.7' NAVD88) was referenced in a drainage report (approved SFWMD Permit #170623-9) adjacent to the Circle K that directly connects to the canal outfall.

5. The pre-development runoff rate must be based on pre-development conditions (100% pervious). Those conditions which existed before any alteration of the topography, vegetation and rate, volume, timing, quality or direction of surface or groundwater flow by development.

Applicant Response: The pre-development runoff rate has now been modeled as 100% pervious.

6. Provide pre-development available soil storage that is consistent with Volume IV of the SFWMD ERP Manual

Applicant Response: The predevelopment is now consistent with the SFWMD ERP Manual.

7. Explain what the pre-offsite node in the ICPR Model represents.

Applicant Response: The pre-offsite node is now modeled as time/stage, utilizing an average elevation of the site (16') and 100% pervious conditions to determine pre flows and volume from the 10 year-24 hour & 25 year – 72 hour storm event.

8. It is unclear how the pre-existing discharge rate was modeled in ICPR.

Applicant Response: The pre-offsite node is now modeled as time/stage, utilizing an average elevation of the site (16') and 100% pervious conditions to determine pre flows and volume from the 10 year-24 hour & 25 year – 72 hour storm event. Unit Hydrograph 256 and a time of concentration of 30 minutes was used to model the rainfall event.

#### **Item #6:**

##### **Stormwater Mgmt Post-Development**

1. Utilize the CN for compacted flatwoods from Volume for of the SFWMD ERP Manual for post development runoff (including available soil storage).

Applicant Response: The post development now uses the flatwoods curve number.

2. Total site area and individual areas on stage storage calculation table are inconsistent with the Final Site Plan and Basin Boundary Map.

Applicant Response: The site areas have been updated on the stormwater report.

3. The post development basin boundary map should exclude the preserve area as it is outside the limits of disturbance and is not included in the stage storage calculations.

Applicant Response: The site areas have been updated and the preserve area is now excluded from the basin area for pre and post conditions.

4. The post development basin boundary map and location of perimeter berm are inconsistent. It is unclear where the perimeter berm has been met.

Applicant Response: The lowest point of the site is the south driveway (18.06'). The max stage for the 25year-72hour storm is lower than the driveway.

5. Demonstrate that the system recovers half of the runoff volume within 24 hours and five days (4.386.I.4)

Applicant Response: The ICPR recovery model demonstrates half of the runoff is recovered within the allotted time. Please see the revised stormwater report for details.

6. Demonstrate that the system recovers 90-percent of entire volume in 12 days from cessation of the storm event (4.386.I.4)

Applicant Response: The stormwater recovers 90% of the pond within the allotted time. Please see the revised stormwater report for details.

7. In the percolation link of the ICPR Drawdown Report, the Water Table Elevation must be set at the Wet Season Water Table. Provide supporting documentation for the horizontal and vertical conductivity assumed for this Report.

Applicant Response: The water table elevation has been updated appropriately.

8. The required and provided water quality volumes listed in Section 5.2 of the Stormwater Management Report are inconsistent with the supporting Water Quality Calculations.

Applicant Response: The required and provided water treatment volumes have been updated.

9. Informational Note: Although the water quality calculations provided within the stormwater report are inconsistent with the calculation methods outlined within the Martin County requirements, the required volume is exceeded. [MARTIN COUNTY, FLA., LDR SECTION 4.385.F (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.4 (2001)]

Applicant Response: The required and provided water treatment volumes have been updated.

**Item #7:**

**Stormwater Mgmt Construction Plans**

1. It is unclear where the minimum perimeter berm (25-year, 72-hour stage) elevation has been met. (SFWMD ERP manual Volume IV & 4.386.G)

Applicant Response: The lowest point of the site is the south driveway (18.06'). The max stage for the 25year-72hour storm is lower than the driveway break elevation.

2. Provisions for removal of oils and sedimentation are not provided. (sect 1.1 B)

Applicant Response: The water is treated by the proposed dry-detention area before it is discharged into the existing swale to the north. Additionally, a skimmer has been provided on the drainage control structure in the pond to further minimize oil and sedimentation release into the proposed outfall.

3. Access to control structures is not identified. (4.348.H)

Applicant Response: The dry-detention area is designed at a 4 to 1 slope which is adequate for the maintenance of control structure.

4. Provide details for proposed grates.

Applicant Response: The detail has been included on sheet D7.0.

5. Provide detail for trench drain.

Applicant Response: A trench drain detail has been included on sheet D5.0.

6. Provide details for the flared end section (D-7).

Applicant Response: The detail has been included on sheet D6.0.

7. Demonstrate how stormwater runoff is being collected from the rear of the buildings. The proposed grades show a continuous slope from the proposed building to SE Pine Avenue.

Applicant Response: Depressional areas and yard drains have now been incorporated in the area between the wall and the back of the building to minimize stormwater runoff onto Pine Avenue.

8. Label 6-foot masonry wall on all plans.

Applicant Response: The masonry wall is now depicted on the plans.



9. The legend on the Final Site Plan is inconsistent with the plan view for the masonry wall and for the property line.

*Applicant Response: The Masonry wall and property line are labeled on the plan view. These two items are not on the legend.*

10. Show the upland buffer on all plans and demonstrate that construction is not proposed within 5 feet of the upland buffer. (4.2.E)

*Applicant Response: Upland buffer is now included on all construction plans. No construction is proposed within 5 feet of the upland buffer.*

11. Stabilization (seed or sod) of the disturbed areas must be completed within 30 days of vegetation removal. Provide method of stabilization. (4.347.E)

*Applicant Response: Comment Acknowledged. Disturbed areas will be stabilized with sod within the 30 day of vegetation removal as noted on sheet D1.0.*

12. Provide project and detail name on each Martin County Standard Detail on Sheet D3.0 of the Construction Plans.

*Applicant Response: The details have been labeled.*

13. Demonstrate applicant has permission to construct in Utility Easement.

*Applicant Response: No development will be constructed within the 10' utility easement.*

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

**Addressing  
Unresolved Issues:**

**Item #1:**  
Street Naming

**Remedy/Suggestion/Clarification:**

Please add SE Federal Hwy to your label for US Highway 1. Also please add SE to Cove Road.

*Applicant Response: Comment Acknowledged. Street names have been revised to show SE Federal Hwy and SE Cove Rd.*

**Electronic File Submittal  
Findings of Compliance:**

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

[Applicant Response: Comment Acknowledged.](#)

***O. Determination of compliance with utilities requirements - Utilities Department***

**Wellfield and Groundwater Protection**

**Unresolved Issues:**

**Item #1:**

Drawings Must Be Approved

The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Code, LDR, s.10.2.B.5. Code, LDR, Art.10]

[Applicant Response: Comment Acknowledged.](#)

**Item #2:**

Must Submit Agreement

The applicant must submit an executable, final draft water and wastewater service agreement to the Growth Management Department for review by the Legal and Environmental Services departments prior to approval of the final site plan. The 'Water and Wastewater Service Agreement' must be executed and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

[Applicant Response: Water and Waste water agreement will be provided prior to development order issuance.](#)

**Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Division 5]

[Applicant Response: Comment Acknowledged.](#)

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

**Fire Prevention**

**Unresolved Issues:**

**Item #1:****Water Source**

The project must demonstrate the following:

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction [NFPA 1, Chapter 18, Section 3.1].
2. Fire hydrants are to be provided within 250 road-feet of each proposed non-residential and multi-family structure, and 500 road-feet for single-family and duplex residential structures [NFPA 1].
3. Hydrants shall be located on the same side of the road as the building being protected unless otherwise approved by the Fire Prevention Office [NFPA 1].
4. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. [NFPA 1, Chapter 18, Section 1.1.2.]

**Applicant Response:** A fire hydrant is existing on the same side of SE Federal Hwy as the site and is located within 200' of the building.

**Additional Information: Information #1:**

The following fire suppression water flow is the minimum for Buildings Other than One and -two family dwellings:

The minimum fire flow and flow duration for buildings other than one-two family dwellings shall be specified in Table 18.4.5.1.2 [NFPA 1].

These are the minimum requirements. Additional water flow may be required to supplement fire sprinkler systems or to support other hazardous uses. The developer is responsible to meet any additional flow requirements beyond that which is within the capacity of the utility provider [NFPA 1].

**WATER SUPPLY****NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS**

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004 Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.

The Needed Fire Flow Requirement must be in accordance with Florida Fire Prevention Code, N.F.P.A.1, Chapter 18.4.5 (latest adopted edition). The Guide for Determination of Needed Fire Flow, latest edition, as published by the Insurance Service Office (ISO). All calculations must be demonstrated and provided.

**APPROVED WATER SUPPLY - HYDRANT FLOW TEST**

A hydrant flow test will be required to determine the available water supply to meet the needed fire flow for this project. Contact the Fire Prevention office at (772) 288-5633 to schedule the flow test

[Applicant Response: Comment Acknowledged. A hydrant flow test has been performed. The results are included with this submittal](#)

## **Emergency Management**

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

[Applicant Response: Comment Acknowledged.](#)

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

### **Unresolved Issues:**

#### **Item #1:**

ADA-Parking, Access Aisle Striping

502.3.3 Marking.

Access aisles shall be marked so as to discourage parking in them.

The access aisle must be striped diagonally to designate it as a no-parking zone.

502.3.4 Location.

Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

502.4 Floor or Ground Surfaces.

Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

(2014 FBC, FIFTH EDITION\ACCESSIBILITY 502.3.3, 502.3.4, 502.4)

#### **Remedy/Suggestion/Clarification:**

10/11/2017 - Remove detectable warning from access aisle.

[Applicant Response: Comment Acknowledged. The detectable warning has been removed.](#)

#### **Item #2:**

ADA-Parking, Accessibility Notice

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces when required by 502.2 shall contain the designation "van accessible."

**\*\*Martin County's requires a \$250.00 value on the fine sign attached to the accessible parking sign\*\***

#### 216.6 Entrances.

Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.

#### 216.8 Toilet Rooms and Bathing Rooms.

Where existing toilet rooms or bathing rooms do not comply with 603, directional signs indicating the location of the nearest toilet room or bathing room complying with 603 within the facility shall be provided. Signs shall comply with 703.5 and shall include the International Symbol of Accessibility complying with 703.7.2.1. Where existing toilet rooms or bathing rooms do not comply with 603, the toilet rooms or bathing rooms complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 213.2, toilet rooms or bathing facilities complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1 unless all toilet rooms and bathing facilities comply with 603.

(2014 FBC, FIFTH EDITION\ACCESSIBILITY 502.6, 216.6, 216.8)

#### **Remedy/Suggestion/Clarification:**

10/11/2017 - Handicap parking sign detail to show \$250.00 fee

[Applicant Response: Comment Acknowledged. The \\$250.00 fee has been added to the sign detail.](#)

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

##### **Martin County Health Department**

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

[Applicant Response: Comment Acknowledged](#)

##### **Martin County School Board**

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

[Applicant Response: Comment Acknowledged](#)

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

**Review Ongoing**

[Applicant Response: Comment Acknowledged](#)

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

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

Potable water facilities service provider – Martin County Utilities Source - Environmental Services Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities Source -Environmental Services Department

Reference - see Section O of this staff report

Solid waste facilities Findings – In Place  
Source - Growth Management Department

Stormwater management facilities Findings - Pending  
Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities Findings – N/A  
Source - Growth Management Department

Roads facilities Findings - Pending  
Source - Engineering Department  
Reference - see Section M of this staff report

Mass transit facilities Findings – In Place  
Source - Engineering Department Reference - see Section L of this staff report

Public safety facilities Findings – N/A  
Source - Growth Management Department Reference - see Section P of this staff report

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

[Applicant Response: Comment Acknowledged](#)

***U. Post-approval requirements***

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

**Item #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

**Item #2:**

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

**Item #3:**

Post Approval Impact Fees: Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of project approval.

**Item #4:**

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

**Item #5:**

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

**Item #6:**

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

**Item #7:**

Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches.

**Item #8:**

Ten (10) copies 24" x 36" of the approved site plan and one (1) reduced copy 8 1/2" x 11".

**Item #9:**

Original approved site plan on Mylar or other plastic, stable material.

**Item #10:**

Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

**Item #11:**



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

**Item #12:**

Original of the construction schedule.

**Item #13:**

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

**Item #14:**

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

**Item #15:**

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

**Item #16:**

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

[Applicant Response: Comment Acknowledged](#)

***V. Local, State, and Federal Permits***

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to the Growth Management Department (GMD), prior to approval.

**Item #1:**

**ENVIRONMENTAL PERMITS**

The following permits must be submitted prior to approval:

1. Florida Department of Environmental Protection (FDEP) Environmental Resource Permit (ERP)
2. U.S. Fish and Wildlife Service (USFWS) listed species permit or plan
3. Florida Fish and Wildlife Conservation Commission (FWC) listed species permit or plan

[Applicant Response: Comment Acknowledged](#)

**Item #2:**

**RIGHT-OF-WAY PERMITS**

The following permits must be submitted prior to approval:

1. FDOT General Use Permits
2. FDOT Driveway / Connection Permit
3. Martin County Roadway Opening Permit

[Applicant Response: Comment Acknowledge](#)

**Item #3:**

**STORMWATER MGMT PERMITS**

The following permits must be submitted prior to approval:

1. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP)
2. South Florida Water Management District (SFWMD) Dewatering Permit
3. Florida Department of Transportation (FDOT) Drainage Connection Permit
4. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharge for Large and Small Construction Activities

[Applicant Response: Comment Acknowledged](#)

**Item #4:**

**WATER AND WASTEWATER**

The applicant must provide a copy of all required Department of Environmental Protection permits prior to approval.

[Applicant Response: Comment Acknowledged](#)

**Item #5:**

**SFWMD REQUIRED IRRIG PERMITS**

The applicant must provide a copy of all required South Florida Water Management District permits prior to approval.

[Applicant Response: Comment Acknowledged](#)

**W. Fees**

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

<i>Fee type:</i>	<i>5. Fee</i>	<i>6. Fee</i>	<i>7. Balan</i>
Application review fees:	8. \$9,127.00	9. \$9,127.00	10. \$0.00
Advertising fees*:	11. TBD	12.	13.
Recording fees**:	14. TBD	15.	16.
Mandatory impact fees:	17. TBD	18.	19.
Non-mandatory impact fees:	20. TBD	21.	22.

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

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

Applicant Response: Comment Acknowledged

***X. General application information***

Applicant: Circle K Stores, Inc.  
Ryan Plate  
12911 N Telecom Pkwy Tampa, FL 33629

Agent: Cotleur & Hearing Daniel T. Sorrow  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
561-747-6336

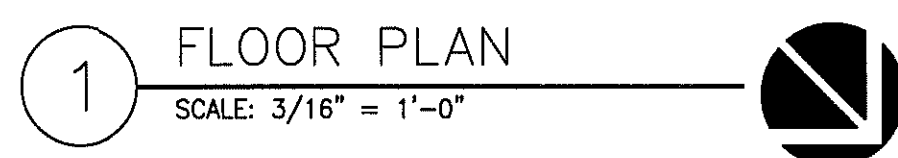
I trust that the answers to the comments included in this resubmittal are complete and will allow this project to be approved at the earliest possible date. Please contact this office with any questions you may have in your review of this information.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'D.T.S.', with a stylized flourish extending to the right.

Daniel T. Sorrow, AICP, PLA, LEED AP BD+C  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458



[illegible]

ROOM FINISH SCHEDULE																															
MARK	ROOM	FLOOR			BASE	INTERIOR WALLS												CEILING			NOTES:										
		F1	F2	F3		REAR				RIGHT				FRONT				LEFT				C1	C2	C3							
						B1	B2	B3	B4	W1	W2	W3	W4	W5	W6	W1	W2	W3	W4	W5					W6	W1	W2	W3	W4	W5	W6
	<div>A-REAR D-LEFT RM. B-RIGHT C-FRONT</div>	EXPOSED CONCRETE	PORCELAIN TILE	PORCELAIN TILE		6" HIGH BLACK RUBBER BASE	6" HIG 3/8" RADIUS CODED WIL BASE	6" HIGH CODED PORCELAIN TILE	6" HIGH x 12" PORCELAIN TILE	5/8" OPSUM WALL BOARD	5/8" OPSUM WALL BOARD	WALL TILE/ROUT	WALL TILE/ROUT	FRP - FULL HEIGHT	FACTORY FINISH - METAL	5/8" OPSUM WALL BOARD	5/8" OPSUM WALL BOARD	WALL TILE/ROUT	WALL TILE/ROUT	FRP - FULL HEIGHT	FACTORY FINISH - METAL	5/8" OPSUM WALL BOARD	5/8" OPSUM WALL BOARD	WALL TILE/ROUT	WALL TILE/ROUT	FRP - FULL HEIGHT	FACTORY FINISH - METAL	5/8" OPF CLE BD - PAINTED	5/8" OPF CLE BD - PRIMED	FACTORY FINISH (WASHABLE TILE)	
NO.	REFERENCE ORIENTATION																														
101	WOMEN'S			X				X		X							X							X							SEE SHTS. A3.3 FOR MORE INFORMATION
102	MEN'S			X				X		X							X						X								SEE SHTS. A3.3 FOR MORE INFORMATION
103	MANAGER	X				X				X						X						X							X		
104	WALK-IN COOLER	X					X							X							X						X				
105	BEER CAVE		X											X							X					X			X		
106	WALK-IN DAIRY	X					X							X							X				X		X		X		
107	WALK-IN FREEZER	X												X												X			X		
108	SALES FLOOR		X					X		X							X						X						X		
109	CASHIER		X				X			X							X											X			FACE OF BULKHEAD PAINTED SW6117
110	BACK ROOM	X				X								X		X										X			X		F.R.P. PANELING, SEE SHTS. A3.2
111	HALLWAY		X					X	X	X		X					X				X		X		X			X			42" HIGH TILE WANSBOT
112	PREP. AREA		X				X		X				X								X		X		X			X			F.R.P. PANELING, ADJCENT TILE, SEE SHTS. A3.2
113	EQUIP. ROOM	X					X							X		X										X			X		FACE OF BULKHEAD PAINTED SN 7007
114	WALK-IN COOLER	X					X							X		X						X				X		X			F.R.P. PANELING, SEE SHTS. A3.2

INTERIOR CMU AREA: ..... 4,920 S.F.  
EXTERIOR CMU BLDG AREA: ..... 5,283 S.F.  
EXTERIOR CMU W/ BLK/STONE VENEER: .... 5,363 SF  
S.F. DOES NOT INCLUDED EQUIPMENT PAD ENCLOSURE

## GENERAL NOTES

1. DIMENSIONS SHOWN ARE TO INTERIOR WALL FINISH, UNLESS OTHERWISE NOTED.
2. SEE SECTIONS A1.4 & A1.5 FOR EQUIPMENT
3. COORDINATE ALL THICKNESS IN AREAS OF WALK-IN COOLERS WITH EQUIPMENT INSTALLERS
4. INSTALL FULL THICKNESS BATT INSULATION CONTINUOUS TO ROOF DECK IN ALL WALL SEPARATING REST ROOMS FROM ADJACENT COMMERCIAL STORE AREAS. INSULATION TO BE NON-COMBUSTIBLE, BEARING THE U.L. CLASSIFICATION MARKING
5. BRACE STUDS ABOVE CEILING AS REQUIRED TO PROVIDE RIGID WALLS THROUGHOUT, SEE STRUCTURAL DRAWINGS
6. ALL CABINETS IN FAST-FOOD AREA, INCLUDING COFFEE BAR AND SALES COUNTER, TO HAVE SOLID TOP WITH METAL SIDES PAINTED AND KICK PLATE BASE, PAINTED "BLACK"
7. USE FDA APPROVED FOOD GRADE CLACK CAULKING BETWEEN COUNTERTOPS AND WALLS AND WHERE REQUIRED PER LOCAL AND COUNTY HEALTH DEPARTMENT REQUIREMENTS
8. GENERAL CONTRACTOR SHALL COORDINATE WITH THE EQUIPMENT AND DRYWALL INSTALLERS TO ENSURE THAT ALL ELECTRICAL WIRING, WATER LINES AND REFRIGERATION LINES HAVE BEEN LOCATED PROPERLY ON ALL EQUIPMENT PRIOR TO THE HANGING OF ANY DRYWALL, SEE THE CIRCLE K PROJECT MANUAL FOR ANY EQUIPMENT LOCATION CLARIFICATIONS.
9. ALL INSULATION SHALL NOT BE EXPOSED TO VIEW FROM INSIDE SALES FLOOR AREA
10. PROVIDE 5/8" MOISTURE-RESISTANT GYPSUM WALLBOARD THROUGHOUT WHERE REQUIRED.

1. CONCRETE SLAB, SEE STRUCTURAL FOR REINFORCING.
2. CONCRETE WALK, BROOM FINISH, SEE CIVIL
3. ROOF ACCESS LADDER, SEE DETAIL 12/A8.2
4. CUSTOM CASEWORK SUPPLIED BY CIRCLE K, INSTALLED BY OTHERS
5. SALES COUNTER, SEE SHEET A1.4 FOR EQUIPMENT.
6. SOLID SURFACE COUNTER TOP SUPPLIED BY CIRCLE K, INSTALLED BY OTHERS
7. ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED ALUMINUM FINISH. SEE SHEET A6.0 FOR DOOR & WINDOW SCHEDULES
8. INSULATED METAL DOOR IN HOLLOW METAL FRAME, SEE DOORS SCHEDULES SHEET A6.0
9. PEBBLE SURFACE MARLITE F.R.P. PANELING TO 6" ABOVE FINISH CEILING, P-100 WHITE, OR EQUAL. SEE SHT. A3.2.
10. NOT USED
11. 5 LB. 2A-10BC FIRE EXTINGUISHER, SURFACE MOUNTED AT 48" A.F.F., PROVIDE BLOCKING AS REQUIRED
12. COOLER/FREEZER PROVIDED BY CIRCLE K, AND INSTALLED BY GENERAL CONTRACTOR. GC RESPONSIBLE FOR ELECTRICAL AND PLUMBING CONNECTIONS.
13. COOLER REACH-IN DOOR, SUPPLIED BY MANUFACTURER
14. BEER CAVE DOOR & WINDOW, SUPPLIED BY MANUFACTURER
15. FLOOR SINK ACCESSIBLE FOR CLEANING, SEE PLUMBING DRAWING
16. MOP SINK, SEE PLUMBING DRAWING FOR SPECIFIC INFORMATION
17. HAND SINK, SEE PLUMBING DRAWINGS FOR SPECIFIC INFORMATION
18. 3-COMPARTMENT SINK, SEE PLUMBING DRAWINGS FOR SPECIFIC INFORMATION
19. 50 GALLON WATER HEATER ON SHELF ABOVE, SEE PLUMBING AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION
20. COMBINATION ROOF DRAIN / OVERFLOW DRAIN, SEE CIVIL AND PLUMBING DRAWINGS, ROOF PLAN SHEET A1.7 AND DETAIL 4/A1.7.
21. LOCATION OF ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION
22. LOCATION OF ELEC METER, CTS CABINET & MAIN DISC., SEE ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION
23. DECORATIVE LIGHT FIXTURE
24. STEEL COLUMN, SEE STRUCTURAL DRAWINGS
25. LINE OF CANOPY / SOFFIT ABOVE, SEE REFLECTED CEILING PLAN SHEET A1.6 AND EXT. ELEVATIONS SHEET A2.1
26. KEY BOX FURNISHED & INSTALLED BY GC
27. PROVIDE SIGN ABOVE HAND SINK "EMPLOYEE MUST WASH HANDS BEFORE RETURNING TO WORK"
28. METAL AWNING
29. 34" HIGH ACCESSIBLE COUNTERTOP
30. FUEL EMERGENCY SHUT-OFF SWITCH WITH COVER, PROPOSED LOCATION WHEN REQUIRED, SEE FUEL PLAN.
31. 8" CMU WALL, SEE DETAIL 11/A8.1, STRUCTURAL, BUILDING SECTIONS AND EXTERIOR ELEV'S.
32. 1 1/2" STAINLESS STEEL CORNER GUARDS TO 5'-0" A.F.F.
33. 4" RAISED CONC. SLAB AT ELECTRICAL AT ELEC EQUIPMENT, SEE FOUNDATION PLAN
34. FDC PROPOSED LOCATION WHEN CITY REQUIRED.
35. CO2 TANK AT EXTERIOR. SEE DET. 2/A9.1 FOR REQUIRED SIGNS.
36. HOSE BIB, SEE PLUMBING DRAWINGS
37. 3/4" PLYWOOD WITH FRP, SEE SEE SHT. A3.2.
38. STORAGE LOFT 7'-2" HEIGHT, SEE DETAIL 3/A9.4
39. ANGLE BREAK METAL TO CLOSE GAP BETWEEN WALL AND WALK IN COOLER FROM BOTTOM TO CEILING, SEE DETAIL 12/A9.2
40. DRINKING FOUNTAIN PER ADA REQUIREMENTS, SEE PLUMBING DRAWINGS
41. 3/4" PLYWOOD W/ 1/2" GYP. BD., SEE DETAIL SHT.

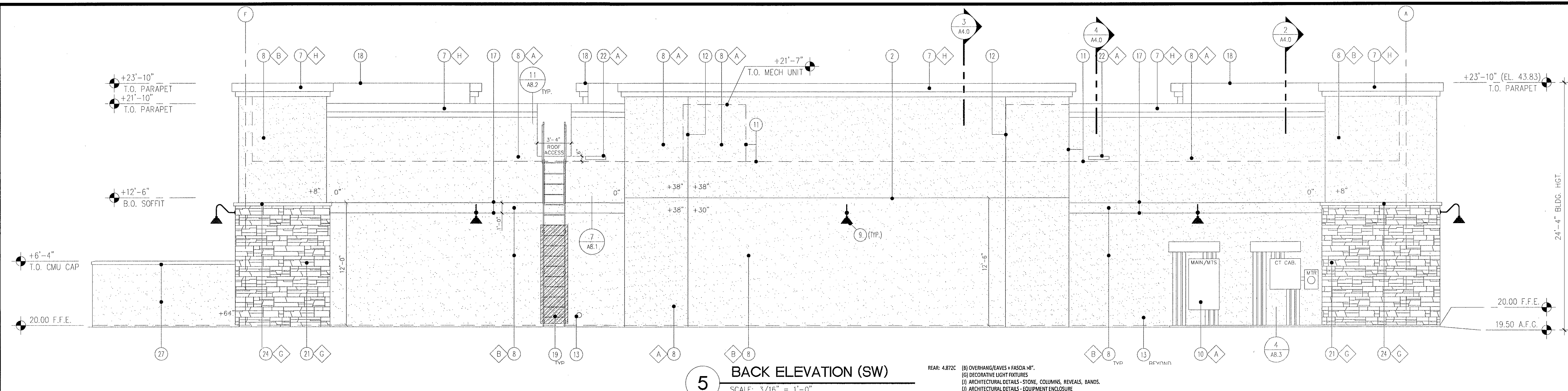
**5339 SQ. FT.  
CMU BUILDING  
A.K.A. 4968**

**CIRCLE K #1885  
5750 SE FEDERAL HWY  
STUART, MARTIN COUNTY FL**

## A1.2

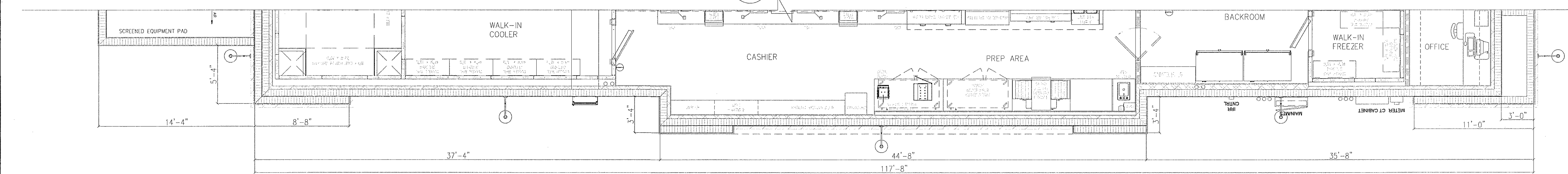




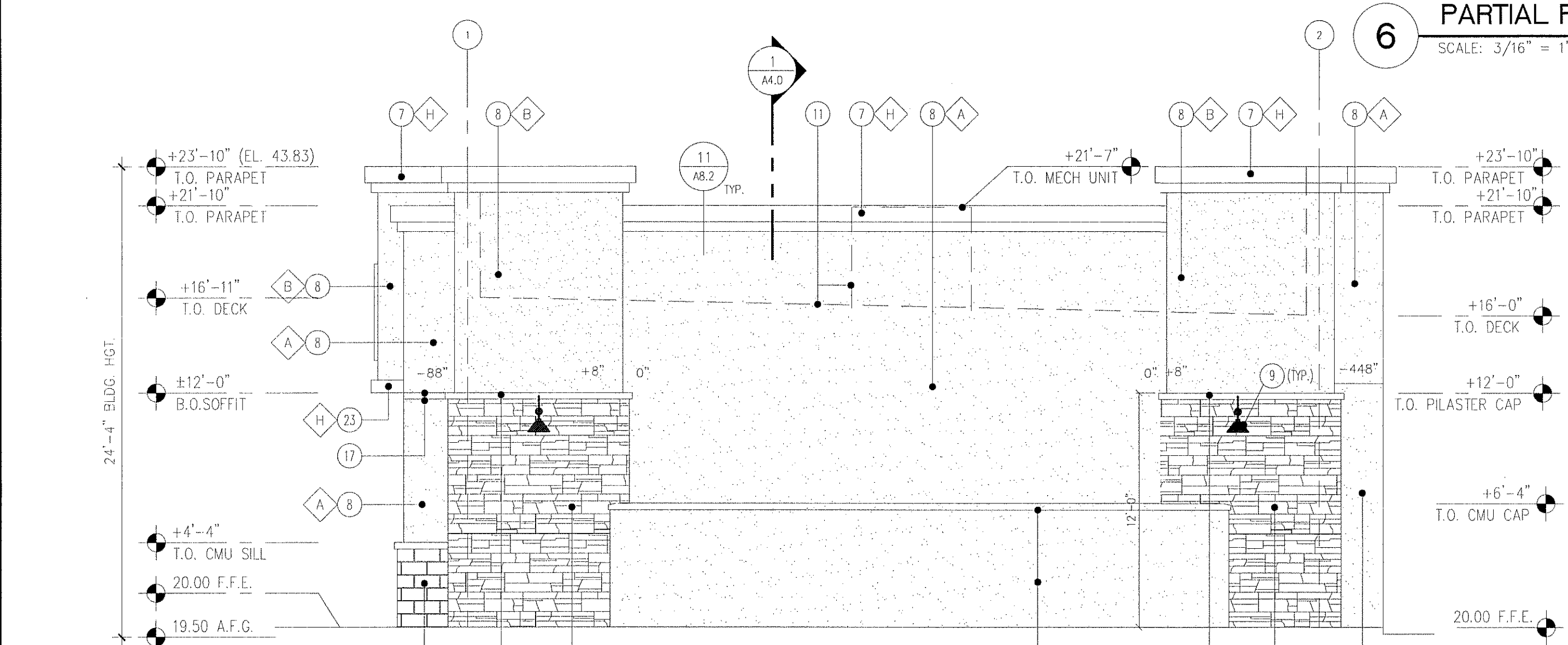


5 BACK ELEVATION (SW)  
SCALE: 3/16" = 1'-0"

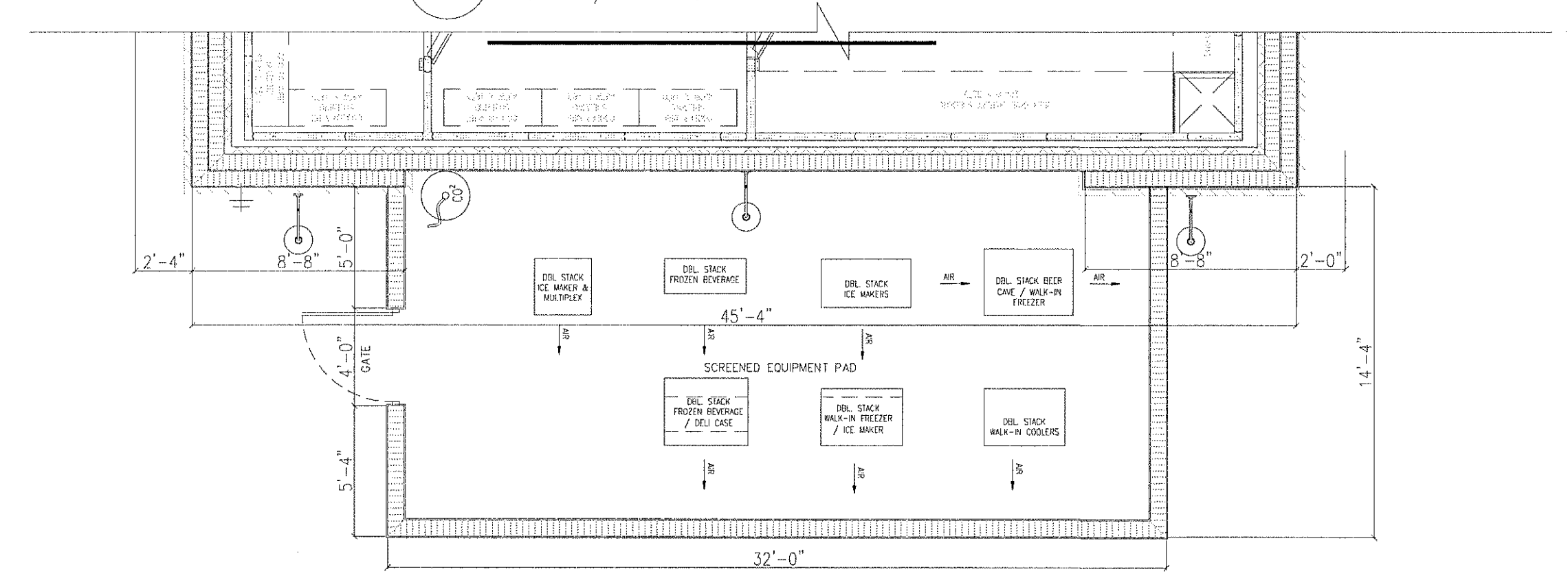
REAR: 4.872C (B) OVERHANG/LEAVES + FASOIA +8"  
(G) DECORATIVE LIGHT FIXTURES  
(I) ARCHITECTURAL DETAILS- STONE, COLUMNS, REVEALS, BANDS,  
(J) ARCHITECTURAL DETAILS- EQUIPMENT ENCLOSURE



6 PARTIAL PLAN VIEW  
SCALE: 3/16" = 1'-0"



7 SIDE ELEVATION (NW)  
SCALE: 3/16" = 1'-0"



8 PARTIAL PLAN VIEW  
SCALE: 3/16" = 1'-0"

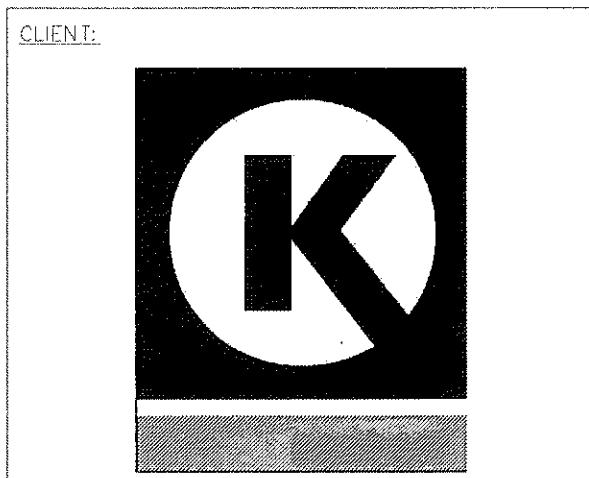
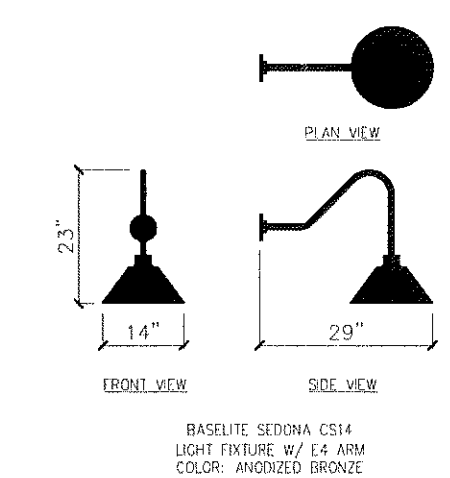
KEY NOTES

- STEEL COLUMN WRAP WITH METAL BREAK
- LINE OF CANOPY / SOFFIT
- CLEAR ANODIZED FRAME W/ CLEAR GLASS WINDOW SYSTEM
- INTERIALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
- CLEAR ANODIZED FRAME W/ CLEAR GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- FIRESTONE ANCHORAGE FASCIA
- STUCCO SYSTEM WITH ACRYLIC FINISH, APPLIED PER MFG. SPECS. MIN. 5/8" DIRECT APPLIED OVER CMU & MIN. 1/8" W/ WIRE LATH OVER METAL STUDS.
- WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL PLAN
- PANEL LOCATION, SEE ELECTRICAL PLAN
- ROOF LINE AND HVAC UNITS
- STUCCO EXPANSION JOINT WITH FRY REGLET PCS-375-50, SEE DETAIL 4A & 4B/AB.1
- ROOF DRAIN EMERGENCY OVERFLOW TO DISCHARGE ABOVE GRADE
- ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS, FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
- 4x8x10 CMU VENEER, SPLIT FACE, PAINTED
- 4x4x8 SOLID CMU CAP INSTALL PER MFR. SPECS.
- STUCCO SCORE LINE WITH FRY REGLET SEE DETAILS 7/AB.1
- PARAPET WALL BEYOND
- ROOF ACCESS LADDER W/ LOCKABLE CAGE, TO BE PAINTED TO MATCH EXTERIOR OF BLDG.
- SMOKED GLASS OR BLACK OUT GLASS
- STONE VENEER, INSTALL PER MFR. SPECS. GROUT TO MATCH STONE COLOR, W/ TAUPE WATER TABLE
- OVERFLOW ROOF SCUPPER, SEE DETAIL 5/A1.7
- FOAM BAND
- STONE VENEER CAP, INSTALL PER MFR. SPECS
- CO2 TANK
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 1/AB.3
- VINYL PRIVACY FENCE & GATE - TAN COLOR
- METAL AWNING

FINISH SCHEDULE

- |   |   |
|---|---|
| A | - SHERWIN WILLIAMS #SW 6102 - PORTABELLA  |
| B | - SHERWIN WILLIAMS #SW 6112 - BISCUIT   |
| C | - CLEAR GLASS 0.8 (MAX. U-FACTOR .6 & MAX. SHGC .42)                            |
| D | - SHERWIN WILLIAMS HI-SOLIDS POLYURETHANE #SW 4081 - SAFETY RED - CIRCLE K RED  |
| E | - SHERWIN WILLIAMS #SW 7005 - CIRCLE K WHITE                                    |
| F | - SPLITFACE CMU - PAINTED   |
| G | - SHERWIN WILLIAMS #SW 6102 - PORTABELLA  |
| H | - CULTURED STONE CSV 20006 - CHARDONNAY COUNTRY LEDGESTONE W/ TAUPE WATER TABLE |
| I | - SHERWIN WILLIAMS #SW 6068 - BREVITY BROWN                                     |

\*USE SHERWIN WILLIAMS MANUFACTURER ONLY.



CIRCLE K STORES, INC.

12911 N. TELECOM PKWY  
TAMPA, FLORIDA 33637  
PHONE: 813-910-6800  
FAX 813-910-6912

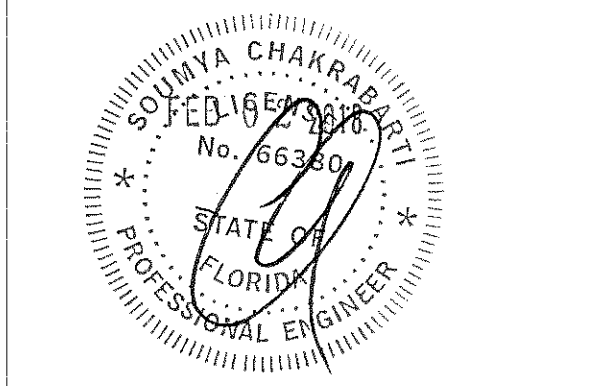
DESIGN TEAM:

**MDM**  
SERVICES, INC.

engineering • environmental • construction  
1055 KATHLEEN ROAD, LAKE LAND, FLORIDA 33805  
(888) 946-9130

EB #004857

NO.	DATE	REVISION	DESCRIPTION
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SOUMYA CHAKRABARTI, MS, P.E.  
FLA. REG # 66380

**5339 SQ. FT.**  
**CMU BUILDING**  
**A.K.A. 4968**

SITE DESIGNATIONS:

**CIRCLE K #1885**  
**5750 SE FEDERAL HWY**  
**STUART, MARTIN COUNTY FL**

SCALE: AS NOTED MDM JOB # 17137

DATE: 08-11-2017

DESIGNED BY:

DRAWN BY: P. DOSS FILE NAME:

CHECKED BY:

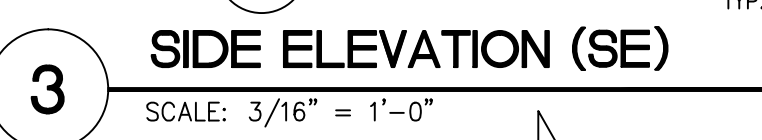
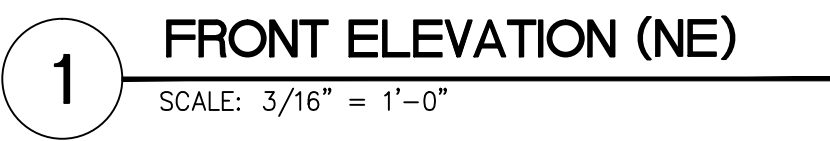
DRAWING TITLE:

**EXTERIOR ELEVATIONS**

SHEET NO.

**A2.1B**








DESIGN TEAM:

**MDM**  
**SERVICES, INC.**

**engineering • environmental • construction**

1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805  
(863) 646-9130

**EB #004857**

## A2.1A





12911 N. TELECOM PKWY  
TAMPA, FLORIDA 33637  
PHONE: 813-910-6800  
FAX 813-910-6912

DESIGN TEAM:

**engineering • environmental • construction**

1055 KATHLEEN ROAD, LAKE LAND, FLORIDA 33805  
(863) 646-9130

**B #004857**

[illegible]

NO.	DATE	REVISION DESCRIPTION
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**5339 SQ. FT.  
CMU BUILDING  
A.K.A. 4968**

SITE DESIGNATIONS:

**CIRCLE K #1885**  
**5750 SE FEDERAL HWY**  
**STUART, MARTIN COUNTY FL 34986**

SCALE: AS NOTED	MDM JOB # 17137
-----------------	-----------------

DATE: 08.11.2017

SIGNED BY:

AWN BY:

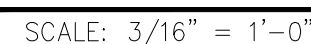
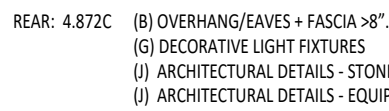
CHECKED BY:

DRAWING TITLE

## EXTERIOR ELEVATIONS

SHEET NO.

## A2.1 B



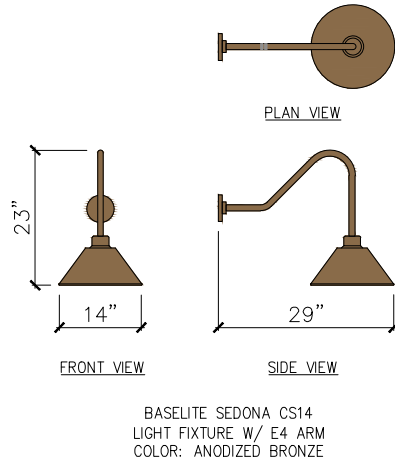
## KEY NOTES

1. STEEL COLUMN WRAP WITH METAL BRACK
2. LINE OF CANOPY / SOFFIT
3. CLEAR ANODIZED FRAME W/ CLEAR GLASS WINDOW SYSTEM
4. INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
5. CLEAR ANODIZED FRAME W/ CLEAR GLASS STOREFRONT SYSTEM
6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
7. FIRESTONE ANCHOROGRAPH FASCIA
8. STUCCO SYSTEM WITH ACRYLIC FINISH, APPLIED PER MFG. SPECS MIN. 3/8" DIRECTLY OVER CMU & MIN. 3/8" W/ WIRE LATH OVER MOUNT STUDS.
9. WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL PLAN
10. PANEL LOCATION. SEE ELECTRICAL PLAN
11. ROOF LINE AND HVAC UNITS
12. STUCCO EXPANSION JOINT WITH FRY REGLET PCS-375-50. SEE DETAIL 4A & 4B/A8.1
13. ROOF DRAIN EMERGENCY OVERFLOW TO DISCHARGE ABOVE GRADE
14. ADDRESSING LOCATION: 8" TALL CHIN BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 4x8x16 CMU VENEER, SPLIT FACE, PAINTED
16. 4x4x8 SOLID CMU CAP INSTALL PER MFR. SPECS.
17. STUCCO SCORE LINE WITH FRY REGLET. SEE DETAILS 7/A8.1
18. PARAPET WALL BEYOND
19. ROOF ACCESS LADDER W/ LOCKABLE CAGE, TO BE PAINTED TO MATCH EXTERIOR OF BLDG.
20. SMOKED GLASS OR BLACK OUT GLASS
21. STONE VENEER, INSTALL PER MFR. SPECS. GROUT TO MATCH STONE COLOR, W/ TRAUPE WATER TABLE
22. OVERFLOW ROOF SCUPPER. SEE DETAIL 5/A1.7
23. FOAM BAND
24. STONE VENEER CAP, INSTALL PER MFR. SPECS
25. CO2 TANK
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 11/A8.3
27. VINYL PRIVACY FENCE & GATE - TAN COLOR
28. METAL AWNING

## FINISH SCHEDULE

- |   |  |
|---|--|
| A | *SHERWIN WILLIAMS #SW 6102<br>- PORTABELLA   |
| B | *SHERWIN WILLIAMS #SW 6112<br>- BISCUIT  |
| C | - CLEAR GLASS 0.8 (MAX. U-FACTOR .6 & MAX. SHGC .42)                               |
| D | *SHERWIN WILLIAMS HI-SOLIDS POLYURETHANE #SW 4081<br>- SAFETY RED - CIRCLE K RED   |
| E | *SHERWIN WILLIAMS #SW 7005<br>- CIRCLE K WHITE                                     |
| F | - SPLITFACE CMU - PAINTED<br>*SHERWIN WILLIAMS #SW 6102 - PORTABELLA               |
| G | - CULTURED STONE CSV 20006<br>- CHARDONNAY COUNTRY LEDGESTONE W/ TAUPÉ WATER TABLE |
| H | *SHERWIN WILLIAMS #SW 6068<br>- BREWERY BROWN                                      |

\*USE SHERWIN WILLIAMS MANUFACTURER ONLY





#5946993

Prepared by and return to:

WALTER G. WOODS

WALTER G. WOODS, P.A.

2081 SE Ocean Blvd., Suite 2-B

Stuart, FL 34996

772-210-5518

File Number: 165-17

Will Call No.: 44

Parcel Identification No. 54-38-41-002-003-00160-6 and 54-38-41-002-033-00010-8

Cons. \$550,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 3rd day of January, 2018, between Kremser Family Limited Partnership, a Florida limited partnership, successor by merger with The Kremser Family Limited Partnership South, a Florida limited partnership, whose post office address is 5845 SE General Lee Terrace, Stuart, FL 34997 of the County of Martin, State of Florida, grantor\*, and CIRCLE K STORES INC., a Texas Corporation, whose post office address is 12911 N. Telecom Parkway, Tampa, FL 33637 of the County of Hillsborough, State of Florida, grantee\*,

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

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.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without hereby reimposing the same.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

KREMSER FAMILY LIMITED PARTNERSHIP  
a Florida Limited Partnership

By: KREMSER MANAGEMENT, INC.  
Its GENERAL PARTNER

By: David Michael Kremser  
DAVID MICHAEL KREMSER, President of  
Kremser Management, Inc. as General Partner of  
Kremser Family Limited Partnership

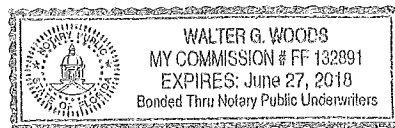
Kathryn H. Candrey  
Print Name Kathryn H. Candrey

Walter G. Woods  
Print Name WALTER G. WOODS

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 3rd day of January, 2018, by DAVID MICHAEL KREMSER, President of KREMSER MANAGEMENT, INC., the General Partner of KREMSER FAMILY LIMITED PARTNERSHIP, on behalf of the Partnership, who ☒ is personally known or ☐ has produced a driver's license as identification.

Walter G. Woods  
Notary Public  
My Commission Expires:



Unofficial Copy



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 7<sup>th</sup> 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



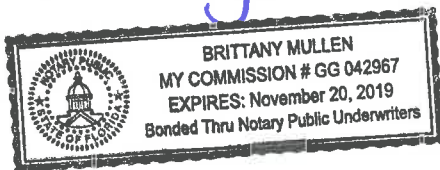
Circle K – Cove Road & US1 Martin County  
Property Transfer  
February 8, 2018

On January 3<sup>rd</sup>, 2018 the new warranty deed for the site was created and signed. The parcels 543841002033001606 and 543841002033000108, which were owned by The Kremser Family Limited Partnership South LLC, are now officially owned by Circle K Stores INC. Please reference the attached warranty deed for the above mentioned parcels.

The parcel 543841002033002008 is owned by Circle K Stores INC. and has not transferred ownership. The warrant deed for this parcel is attached to this submittal.

Sincerely yours,  
**Cotleur & Hearing**

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



**RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF**  
**CIRCLE K STORES INC. (hereinafter « Circle K »)**

---

**BE IT RESOLVED :**

**1. SIGNATURE OF LOAN AGREEMENTS AND GRANTING OF SURETIES**

That the acting President, Senior Vice President, Vice President and Treasurer be, one of them acting solely, and they are hereby authorized to exercise, on behalf of Circle K, the rights and powers mentioned in the General Borrowing By-laws of Circle K, and in particular, to make any agreement or contract with any institution concerning any subject matter regarding loans and other credits granted by such institution to Circle K, including the signing of any document or agreement for the purposes mentioned hereinabove or in the said By-laws, in particular and without limitation, any loan or credit agreement, any note and any act or document granting to the institution a surety, a title or any right regarding the whole or a part of the movable or immovable, corporeal and incorporeal, present and future properties of Circle K.

**2. SIGNATURE OF OTHER AGREEMENTS**

That the acting President, Senior Vice President, Vice President, Treasurer and Assistant Secretary be, one of them acting solely, and they are hereby authorized to sign, on behalf of Circle K, any permits agreements or license applications with regulatory authorities, or any agreement or contract binding Circle K, in particular any purchase or sale agreement for any movable or immovable property, any lease, any transfer of lease and any sub-lease, any retailer agreement, any management agreement and any contract with a contractor, supplier or a sub-contractor.

**3. SIGNATURE OF INFORMATION FORMS, NOTICES AND CIRCULARS**

That the acting President, Senior Vice President, Vice President and Treasurer be, one of them acting solely, and they are hereby authorized to authorize and sign, on behalf of Circle K, the annual information notices, the information circulars and all other documents required from time to time by the securities and exchange commissions by which Circle K is governed.

4. **SIGNATURE OF PERMIT AND LICENSE REQUESTS**

That the acting President, Senior Vice President, Vice President, Treasurer and Assistant Secretary be, one of them acting solely, and they are hereby authorized to sign, on behalf of Circle K, any request to any Organization, Ministry, Board, Society, Office, City, Municipality or any other body, to obtain any permit or license of any kind and in particular: liquor license, license for retail sales, retail petroleum product permit, video material retail permit, registration certificate, retailer of liquefied petroleum gas with and without decanting, certificate of periodical inspection of pressurized equipment (air container), firearm permit, fishing and hunting permit, occupation permit, gas station license, gas container registration, and any other operation permit having the same purposes or being complementary to those mentioned above.

5. **SIGNATURE OF RELEASE AND CANCELLATION OF REGISTRATION**

That the acting President, Senior Vice President, Vice President and Treasurer be, one of them acting solely, and they are hereby authorized, in the name of Circle K, after complete payment of a debt in capital, interests and fees owed to Circle K, under the provisions of a loan agreement or movable or immovable hypothec, to give a final release and cancellation of the registration.

6. **GENERAL PROVISIONS**

That all bills, conveyances, warranties, agreements, documents signed, made, drawn, accepted or endorsed as provided for herein be, and will be, valid and binding upon Circle K and the same are hereby ratified and confirmed.

In the event that Circle K is doing business under another trade name, the present resolution will also apply to the transactions made by Circle K under said name by the agents hereinabove mentioned.

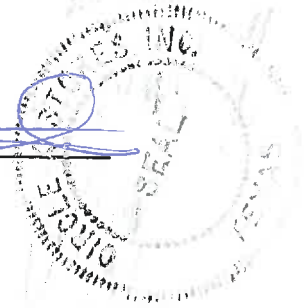
\*\*\*\*\*



I, the undersigned, certify that on the 03<sup>rd</sup> day of February 2011, the above resolution was duly adopted by the Board of Directors of CIRCLE K STORES INC., in conformity with its Articles and By-laws and with the statutes and laws by which CIRCLE K STORES INC. is governed, and that the said resolution is still in full force and effect.

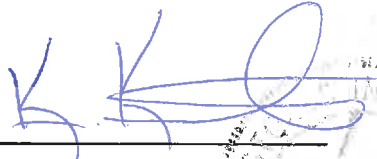
SIGNED in Tempe, Arizona, this 30th day of March 2017.

  
\_\_\_\_\_  
Kim Kwiatkowski  
Assistant Secretary



I, the undersigned, certify that Mr. Geoffrey C. Haxel is President Integration of Circle K Stores Inc. and is duly authorized to solely act and sign in terms of the present resolution.

SIGNED in Tempe, Arizona, this 30th day of March 2017.

  
\_\_\_\_\_  
Kim Kwiatkowski  
Assistant Secretary





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Foreign Profit Corporation  
CIRCLE K STORES INC.

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Event Date Filed	02/15/1995
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Principal Address

1130 W WARNER RD  
BUILDING B  
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Changed: 11/30/2007

Mailing Address

PO BOX 52085  
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Changed: 07/06/2004

Registered Agent Name & Address

CORPORATION SERVICE COMPANY

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Name Changed: 03/22/2002

Address Changed: 04/17/2008

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**Name & Address**

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PENSACOLA, FL 35202

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Title Director, VP Shared Services North America & Treasurer

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Title VP Operations, Florida

Morgan, David G.  
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Title Asst. Secretary

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Cary, NC 27511

Title VP, Operations South Atlantic

RICE, MEREDITH WILL JR  
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Title VP, Real Estate Development

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Tampa, FL 33637

Title Assistant Secretary

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tAMPA, FL 33637

Title Asst. Secretary

FLANARY, MARC LEE  
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100  
Corona, CA 92879

**Annual Reports**

Report Year	Filed Date
2016	01/04/2016
2016	02/05/2016
2017	03/22/2017

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<a href="#">04/29/1999 -- ANNUAL REPORT</a>	View image in PDF format
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**O'ROURKE**  
ENGINEERING & PLANNING

## TRAFFIC ANALYSIS

FOR

CIRCLE K

Prepared for:

CIRCLE K  
Florida Division  
12911 N. Telecom Parkway  
Tampa, FL 33637

Prepared by:

Susan E. O'Rourke, P.E., Inc. Now DBA  
O'Rourke Engineering & Planning  
969 SE Federal Highway, Suite 402  
Stuart, Florida 34994  
(772) 781-7918

July 5, 2017

Revised September 12, 2017

Revised January 3, 2018

MR16082.0

Prepared by:  
O'Rourke Engineering & Planning  
Certificate of Authorization: #26869  
969 SE Federal Highway, Suite 402  
Stuart, Florida 34994  
772-781-7918

Professional Engineer

  
Susan E. O'Rourke, P.E.

Date signed and sealed: 01/03/18

License #: 42684



**O'ROURKE**  
ENGINEERING & PLANNING

July 5, 2017

Edward Giunta  
Real Estate Development Manager  
Florida Division  
12911 N. Telecom Parkway  
Tampa, FL 33637

**Re: Circle K – Concurrency**

Dear Mr. Giunta:

Susan E. O'Rourke, P.E., Inc. has completed the analysis of the 2.92 acres of General Commercial. The parcels are located at the northwest quadrant of Cove Road and SE Federal Highway in Martin County. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,  
**SUSAN E. O'ROURKE, P.E. INC.**

Susan E. O'Rourke, P.E.  
Registered Civil Engineer – Traffic

*C5 Circle K - Concurrency Report.docx 1/3/18*

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## **APPENDICES**

**APPENDIX A: Site Plan**

**APPENDIX B: Martin County 2016 Roadway Level of Service Inventory Report**

**APPENDIX C: Driveway Data**

## **INTRODUCTION**

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the 2.92 acres of General Commercial land use. The purpose of this report is to determine the project's impact on the surrounding roadway system.

In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- Summary of the project
- Summary of existing lane geometrics
- Summary of maximum allowable service volumes
- Assessment of project traffic
- Determination of study area
- Summary of short term cumulative traffic volumes
- Determination of satisfaction of levels of service with the project traffic added

Each of these components is outlined herein.

## **PROJECT DESCRIPTION**

The project involves two parcels of land at the intersection of Cove Road and SE Federal Highway. The proposed project will be a Circle K convenience store with 18 fueling positions. There is an existing Circle K with 8 fueling positions on the site. The project location is shown in **Figure 1**. A site plan is included in **Appendix A**.

## **ROADWAY CONDITIONS**

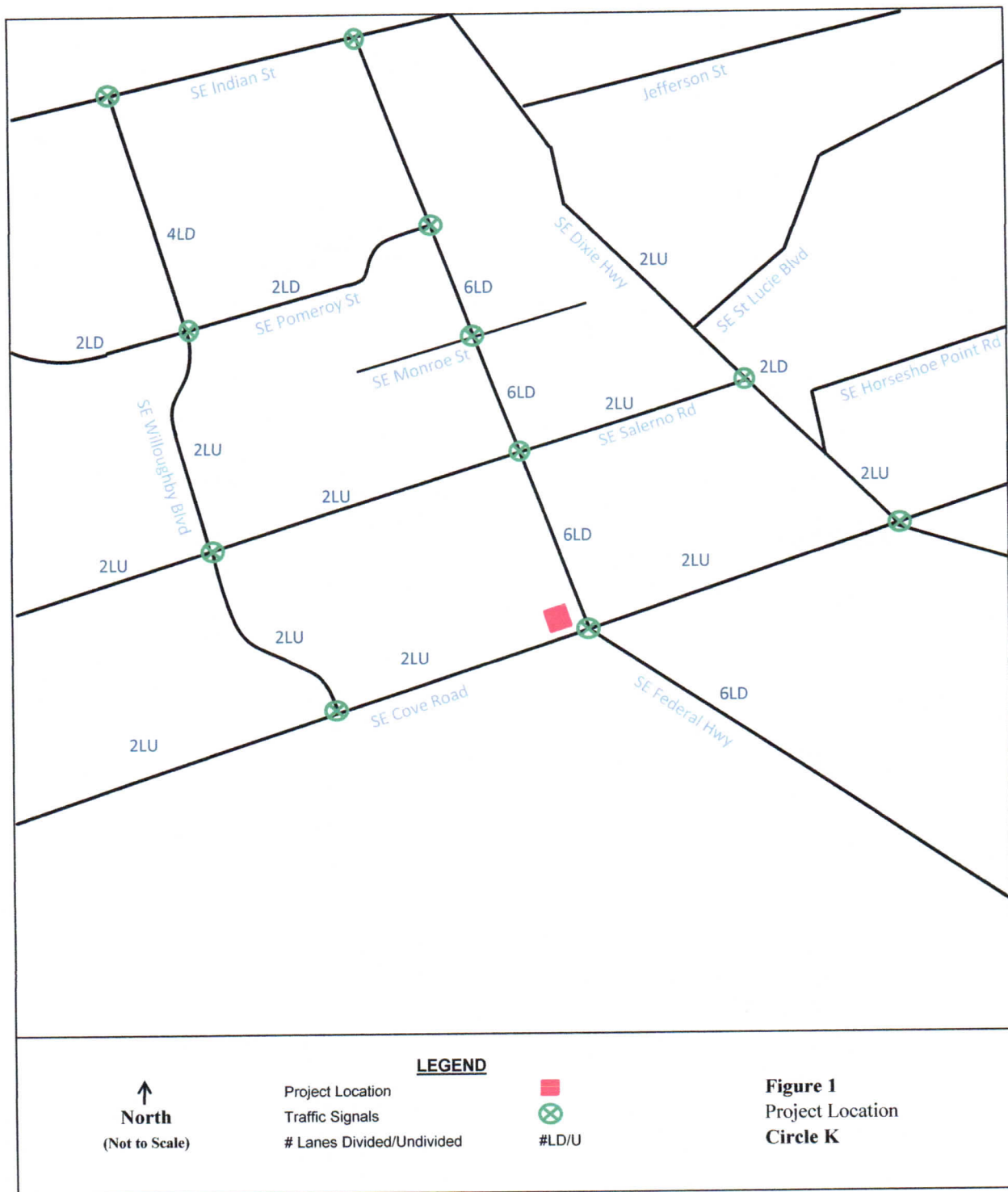
The study area is limited to the roadways upon which the project has an impact of 2% of the level of service capacity of the roadway.

## **EXISTING LANE GEOMETRICS**

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- SE Cove Road is a two-lane arterial roadway with east/west alignment.
- SE Salerno Road is a two-lane collector roadway with east/west alignment.
- SE Federal Highway is a six-lane divided arterial with a north/south alignment.
- SE Dixie Highway is a two-lane undivided arterial with a north/south alignment.

The non-motorized features along with the transit features are included in **Appendix A**.



## **PROJECT TRIP GENERATION**

To estimate traffic generated by the project, the ITE Trip Generation, 9<sup>th</sup> Edition trip rates were applied to the existing number of fueling stations and to the proposed number of fueling stations. The trips generated by the existing number were then subtracted from the proposed trips to get “Net New Trips” generated by the project. Trip generation for the project is shown in **Tables 1a, 1b, and 1c.**

As shown, the project will generate 2,166 new daily trips. There will be 64 new AM peak hour trips with 32 entering and 32 exiting the project. There will be 74 new PM peak hour trips with 37 entering and 37 exiting the project. The PM inbound and outbound are the same so the outbound will be used for analysis.

## **PROJECT ASSIGNMENT**

The project traffic was distributed by general geographic direction and then assigned to the roadway network for the outbound movement. This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project percent assignment is shown in **Figure 2. Table 2** shows the project impact on the roadway network in the peak hour.



## Trip Generation

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Daily Net Trips		
					In	Out	In	Out	Total			In	Out	Total
Proposed Convenience Market with Gasoline Pumps	853	18	Fueling Positions	$T=542.60(X)$	50%	50%	4,884	4,884	9,767	5,958	61%	1,905	1,904	3,809
Existing Convenience Market with Gasoline Pumps	853	8	Fueling Positions	$T=542.60(X)$	50%	50%	2,171	2,170	4,341	2,648	61%	847	846	1,693
<b>Net Change</b>							<b>2,713</b>	<b>2,714</b>	<b>5,426</b>	<b>8,606</b>		<b>1,058</b>	<b>1,058</b>	<b>2,116</b>

Source: ITE 9th Edition Trip Generation Rates

Table 1b- AM

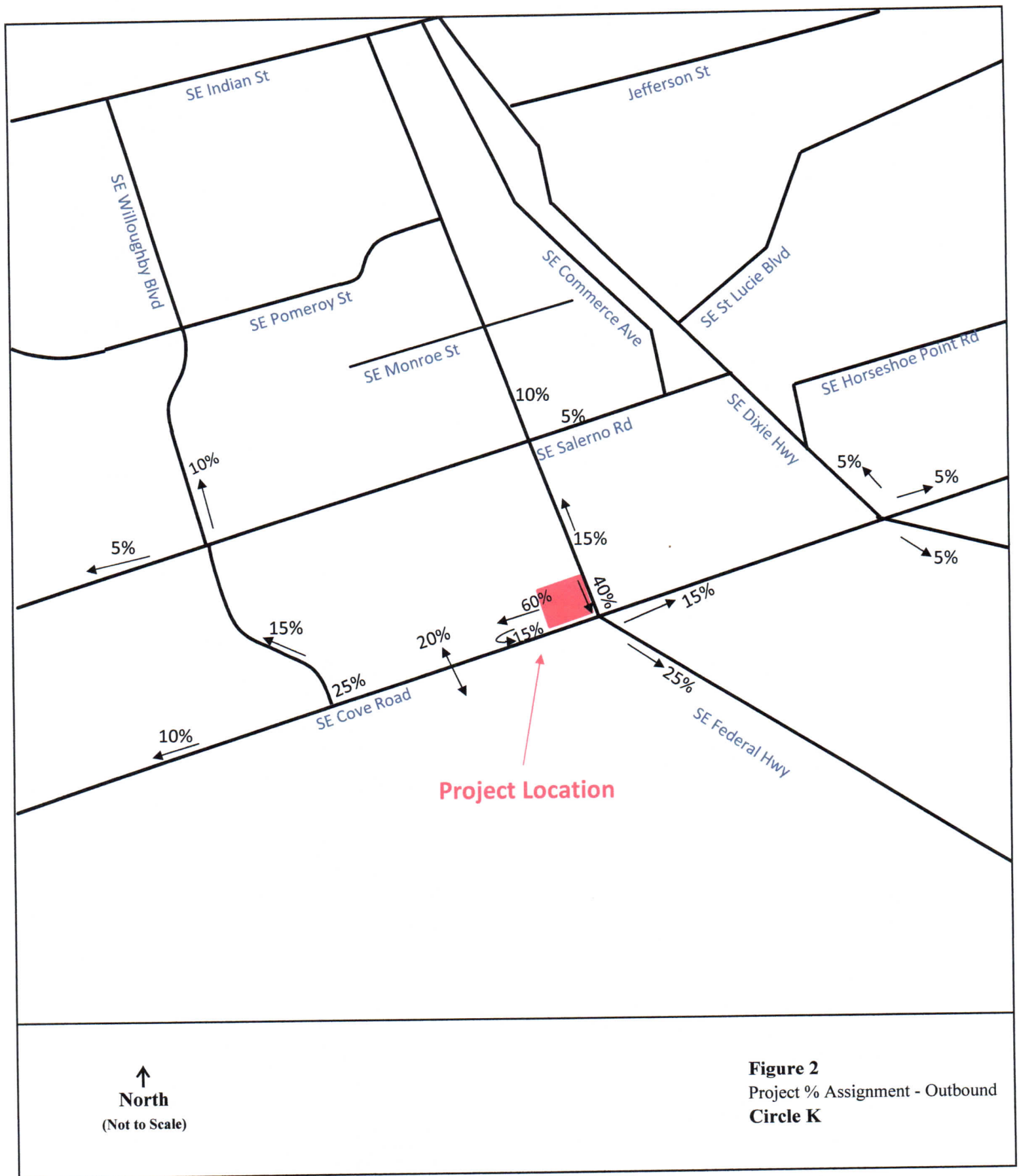
Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net AM Trips		
					In	Out	In	Out	Total			In	Out	Total
Proposed Convenience Market with Gasoline Pumps	853	18	Fueling Positions	$T=16.57(X)$	50%	50%	149	149	298	182	61%	58	58	116
Existing Convenience Market with Gasoline Pumps	853	8	Fueling Positions	$T=16.57(X)$	50%	50%	67	66	133	81	61%	26	26	52
<b>Net Change</b>							<b>82</b>	<b>83</b>	<b>165</b>	<b>263</b>		<b>32</b>	<b>32</b>	<b>64</b>

Source: ITE 9th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Gross Trips			Pass-by Trips		Net PM Trips		
					In	Out	In	Out	Total			In	Out	Total
Proposed Convenience Market with Gasoline Pumps	853	18	Fueling Positions	$T=19.07(X)$	50%	50%	172	171	343	209	61%	67	67	134
Existing Convenience Market with Gasoline Pumps	853	8	Fueling Positions	$T=19.07(X)$	50%	50%	77	76	153	93	61%	30	30	60
<b>Net Change</b>							<b>95</b>	<b>95</b>	<b>190</b>	<b>302</b>		<b>37</b>	<b>37</b>	<b>74</b>

Source: ITE 9th Edition Trip Generation Rates



**Figure 2**  
Project % Assignment - Outbound  
**Circle K**

**Table 2: Project Percent Impact**

Segment	From	To	2% or greater	Number of Lanes	LOS D Peak Hour, Peak Direction	Project Volume-Peak Direction	% Project of Capacity-Peak Direction	Percent assignment Peak direction
Cove Road	SR 76	Willoughby Blvd	no	2LU	880	4	0.45%	10%
	Willoughby Blvd	SR 5	yes	2LU	880	22	2.50%	60%
	SR 5	CR A1A	no	2LU	750	6	0.80%	15%
	CR A1A	End	no	2LU	675	2	0.30%	5%
SE Federal Hwy (US 1/SR 5)	Seabbranch Blvd	Cove Road	no	6LD	3020	9	0.30%	25%
	Cove Road	Salerno Road	no	6LD	3020	15	0.50%	40%
	Salerno Road	Pomeroy Street	no	6LD	3020	4	0.13%	10%
SE Dixie Hwy (CR A1A)	Heritage Blvd	Cove Road	no	2LU	1190	2	0.17%	5%
	Cove Road	Salerno Road	no	2LU	790	2	0.25%	5%
SE Willoughby Blvd	Cove Road	Salerno Road	no	2LU	880	6	0.68%	15%
	Salerno Road	Pomeroy Street	no	2LU	880	4	0.45%	10%
Salerno Road	SR 76	Willoughby Blvd	no	2LU	880	2	0.23%	5%
	SR 5	Commerce Avenue	no	2LU	750	2	0.27%	5%
	Commerce Avenue	CR A1A	no	2LU	750	2	0.27%	5%

Note: Martin County 2016 LOS Report

Trips Out: 37

## **FUTURE TRAFFIC VOLUMES**

Future traffic estimates were developed for those links with an impact of 2% or greater and the adjacent links. The 2016 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2016 AADT, converted to peak hours then grown to 2020 total traffic volumes. **Table 3** shows the link analysis for the total traffic conditions with the proposed project in place in 2020. All links are expected to operate at acceptable levels of service. **Appendix B** provides the Martin County 2016 Roadway Level of Service Inventory Report.

## **DRIVEWAY VOLUMES**

The project driveway volumes were assigned considering the new project trips and the total trips. **Appendix C** includes the driveway data. There is a right turn lane westbound into the project from Cove Road. The existing driveway on US 1 is being relocated to approximately 400 feet north of Cove Road. The right turn lane threshold is 75 vehicles per hour. The southbound left turn lane volume does not meet that threshold. Therefore, a right turn lane is not recommended.

## **CONCLUSION**

The proposed land use change will result in an increase in trips of 2,166 daily trips, 64 AM peak hour trips and 74 PM peak hour trips with 37 outbound trips, the greatest impact.

On the links within the study area, there would be a slight increase in traffic associated with the proposed project. However, Level of Service D or better will be maintained on the roadway network.

01018681

RECORDED & INDEXED  
BY *[Signature]*  
06 SEP 10 AM 9:09

WHEN RECORDED RETURN TO:

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

CONCEDED \$ 70 MARSHA STILLER  
DEED TO \$ \_\_\_\_\_ MARTIN COUNTY  
DEED FROM \$ \_\_\_\_\_ CLERK OF CIRCUIT COURT  
INT. TAX \$ \_\_\_\_\_ BY C. L. C. D.C.

THIS INSTRUMENT PREPARED BY:

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

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

(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 PG1 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

Susan Spencer  
Witness  
Name: Susan Spencer  
Patricia Hane  
Witness  
Name: Patricia Hane

By: Gehl P. Babinec  
Name: Gehl P. Babinec  
Title: Vice President

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) ss.

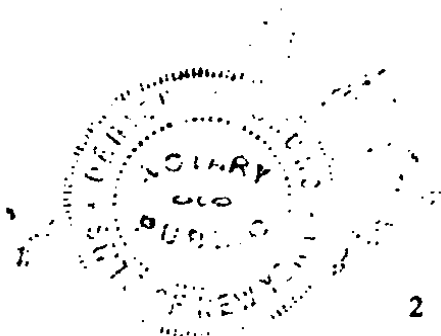
I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Gehl P. Babinec, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he or she executed the same, 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

NAB30870 018 /B-



2

Number: 01885  
Type: S

02 EX 1 0 3 0 PG 1 0 6 9

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.

Unofficial Copy

1885

LA930800.004/138/8

OREX1030PG1070