



lucido&associates

**TRANSMITTAL  
(VIA HAND DELIVERY)**

<b>Date:</b>	December 14, 2017		
<b>To:</b>	Catherine Riiska Martin County Growth Management Dept.		
<b>From:</b>	Doug Fitzwater		
<b>Subject:</b>	BH Storage Stuart Revised Final Site Plan Application (MC Project #S181-006)	<b>Project No.</b>	17-425

In response to the attached completeness letter dated November 14, 2017, please find enclosed the \$9,127.00 application fee check, the original application package, and a CD with PDF copies of all.

Below are the responses to the items requiring additional attention:

**Item #1: Land clearing plan** – The land clearing plan included in the construction plan set has been revised for consistency with the proposed tree preservation.

**Item #2: Tree survey** – See enclosed signed & sealed tree survey that shows locations of all inventoried trees.

Per your request, the sign certification (and the PDF copy) has also been included in the application.

If you have any questions, please contact me.



**MARTIN COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
2401 S.E. MONTEREY ROAD • STUART, FL 34996

Telephone: (772) 288-5495  
Fax: (772) 288-5764  
Email: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)

November 14, 2017

**DOUG SMITH**  
Commissioner, District 1

**ED FIELDING**  
Commissioner, District 2

**HAROLD E. JENKINS II**  
Commissioner, District 3

**SARAH HEARD**  
Commissioner, District 4

**EDWARD V. CIAMPI**  
Commissioner, District 5

**TARYN KRYZDA, CPM**  
County Administrator

**SARAH W. WOODS**  
County Attorney

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

Application No: D301 201700394  
Project Number: S181-006

**RE: Completeness Review**  
**BH STORAGE STUART REVISED MAJOR FINAL SITE PLAN**

Dear Mr. Fitzwater,

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

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

**Item # 1:** A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

**Comments:** Please revise for consistency with proposed tree preservation.

**Item # 2:** A tree survey that identifies protected trees as defined in Section 4.666 of the LDR.

**Comments:** The inventory is not sufficient alone. Please provide a certified tree survey that shows locations of all inventoried trees.

**TELEPHONE**  
772-288-5400

**WEB ADDRESS**  
<http://www.martin.fl.us>

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

In the meantime, it is required that a sign be erected on the subject property. The project number S181-006 must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Nicki van Vonno, AICP  
Growth Management Director

NvV:CR:kk

cc: 5051 LLC, 4461 SE Federal Highway Stuart, FL 34997



lucido&associates

**TRANSMITTAL  
(VIA HAND DELIVERY)**

<b>Date:</b>	November 8, 2017		
<b>To:</b>	Nicki van Vonno, Director Martin County Growth Management Dept.		
<b>From:</b>	Doug Fitzwater		
<b>Subject:</b>	BH Storage Stuart Revised Final Site Plan Application (MC Project #S181-006)	<b>Project No.</b>	17-425

In response to the attached incompleteness letter dated October 30, 2017, please find enclosed the second \$290 completeness review fee check, the original application package, and a CD with PDF copies of all.

Below is the response to the items in the incompleteness letter:

**Item #1: Additional set of 24x36 plans** – The additional set of plans will be provided along with the \$9,127 application fee after a completeness determination.

**Item #2: Power of attorney** – See enclosed power of attorney.

**Item #3: Excavation, fill & hauling** – See enclosed excavation, fill & hauling form

**Item #4: Stormwater report** – See enclosed stormwater report.

**Item #5: Stormwater maintenance plan** – See enclosed stormwater maintenance plan.

**Item #6: Traffic impact analysis** – See enclosed traffic impact analysis.

**Item #7: Proposed water sources** – See enclosed proposed water sources.

**Item #8: Utilities information sheet** – See enclosed utilities information sheet which includes fire flow calculations.

**Item #9: Electronic copy of boundary survey** – See enclosed CD with electronic copy of boundary survey.

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



**Item #10: Utilities-related calculations** – See enclosed utilities-related calculations.

**Item #11: Land clearing and erosion control plan** – See enclosed land clearing and erosion control plan.

**Item #12: Construction plans** – See enclosed construction plans.

**Item #13: Tree survey** – The tree survey is included in the landscape plan set.

**Item #14: Financial disclosure** – See enclosed financial disclosure.

Also included in the application is a parking rate adjustment request and a copy of the Martin County Commercial Design Guidelines with the project architect's responses.

Upon a completion determination, we will submit the \$9,127 and the additional set of 24x36 plans. If you have any questions or need additional information, please feel free to contact me.



**DOUG SMITH**  
Commissioner, District 1

**ED FIELDING**  
Commissioner, District 2

**HAROLD E. JENKINS II**  
Commissioner, District 3

**SARAH HEARD**  
Commissioner, District 4

**EDWARD V. CIAMPI**  
Commissioner, District 5

**TARYN KRYZDA, CPM**  
County Administrator

**SARAH W. WOODS**  
County Attorney

# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

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

Telephone: (772) 288-5495  
Fax: (772) 288-5764  
Email: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)

October 30, 2017

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

Application No: D301 201700379  
Project Number: S181-006

RE: S181-006 BH STORAGE STUART REVISED MAJOR FINAL SITE  
PLAN

Incomplete Determination in accordance with Sec 10.2B of the Martin  
County Land Development Regulations

Dear Mr. Fitzwater,

Your application request as noted above has been determined to be incomplete and cannot be transmitted to the appropriate agencies and review staff at this time.

❖ **Checklist items determined to be incomplete:**

**Item # 1:** If submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.

**Item # 2: POWER OF ATTORNEY:** A notarized power of attorney authorizing an agent to act on the owner's behalf.

Comments: Required. Please submit.

**Item # 3: EXCAVATION FILL AND HAULING:** Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

Comments: Required. Please provide.

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

TELEPHONE  
772-288-5400

WEB ADDRESS  
<http://www.martin.fl.us>

Comments: Required. Please provide.

**Item # 5: STORMWATER MAINTENANCE PLAN:** A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County. MARTIN COUNTY, FLA., LDR § 4.386

Comments: Required. Please provide.

**Item # 6: TRAFFIC IMPACT ANALYSIS:** A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

Comments: Required. Please provide.

**Item # 7: PROPOSED WATER SOURCES:** The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.

Comments: Required. Please provide.

**Item # 8: UTILITIES INFORMATION SHEET:** If the utility provider is Martin County Utilities, submit the completed Information Sheet.

Comments: Required. Please provide.

**Item # 9:** Electronic file of the boundary survey in AutoCAD 2004 to 2007 (.dwg) format.

Comments: No AutoCAD boundary survey dwg file was submitted.

**Item # 10:** Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.

Comments: Required. Please provide.

**Item # 11:** A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

Comments: Required. Please provide.

**Item # 12:** Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

Comments: Required. Please provide.

**Item # 13:** A tree survey that identifies protected trees as defined in Section 4.666 of the LDR.

Comments: Required. Please provide.

**Item # 14: FINANCIAL DISCLOSURE:** Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]

Comments: Required. Please provide.

You may review the application on-line at <https://kivanet.co.martin.fl.us>. Select *View Applications and Permits*; select *Project Number*; type the *Project Number* above and select Search.

When you re-apply, provide the above information and an additional fee of **\$290.00** in a check payable to Martin County Board of County Commissioners. Please make arrangements to pick up the application at the front counter of the Growth Management Department Development Review Division. If you fail to retrieve these materials within 10 days from the date of this letter, they will be discarded.

Sincerely,



Nicki van Vonno, AICP  
Growth Management Director

NvV:CR:kk

cc: 5051 LLC, 4461 SE Federal Highway Stuart, FL 34997



October 26, 2017

Hand Delivery

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

**Re: BH Storage Stuart – Major Revised Final Site Plan Application with Certificate of Public Facilities Reservation (Our Reference: #17-425)**

Dear Nicki:

On behalf of the property owner, 5051, LLC., we are pleased to submit this application for major revised final site plan approval. As described in the enclosed Project Narrative and discussed at the pre-application workshop on June 22, 2017, the applicant is proposing a residential storage facility in south Stuart.

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

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. The owner's authorization for representation by Lucido & Associates (To be provided under separate cover);
5. The recorded deeds documenting ownership;
6. The disclosure of interest affidavit (To be provided under separate cover);
7. The no property transfer statement;
8. The legal description;
9. The proposed Unity of Title;
10. Various maps (aerial, parcel assessment, zoning and future land use);
11. Signed & sealed Engineer's Opinion of Probable Excavation, Fill & Hauling form (To be provided under separate cover);
12. Signed & sealed stormwater report (To be provided under separate cover);
13. The stormwater maintenance plan (To be provided under separate cover);
14. Signed & sealed Traffic Statement (To be provided under separate cover);
15. Environmental assessment;
16. Utility service letters;
17. Proposed water sources (To be provided under separate cover);
18. Utilities information sheet (To be provided under separate cover);
19. Signed & sealed boundary survey, and electronic copy of same;
20. Signed & sealed topographic survey, and electronic copy of same;
21. The proposed revised final site plan, and electronic copy of same;
22. Utilities-related calculations (To be provided under separate cover);

23. Signed & sealed construction plans, includes land clearing and erosion control plan (To be provided under separate cover);
24. A copy of the Martin County Architectural Design Guidelines that include the project architect's responses;
25. Signed & sealed floor plan;
26. Signed & sealed exterior elevations (black & white);
27. Signed & sealed exterior elevations (colored);
28. The landscape plan; and
29. Signed & sealed lighting plan.

The required state and federal permits will be provided prior to commencement of construction.  
(Option 2). The following standard application materials are not provided for the reasons indicated:

- **Land dedication documentation** – No dedication is required or proposed;
- **Evacuation plan** – Not applicable since the property is not within a hurricane surge zone;
- **Fire Wildfire Scoresheet** - The site has been cleared of all native habitat and developed;
- **School impact worksheet** – No residential units are proposed;
- **Environmental waiver** - No environmental waivers are proposed or required;
- **PAMP** - No preserve areas are within or adjacent to the subject property;
- **Landscape alternative compliance** – No alternative compliance is required.

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

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

Sincerely,



Doug Fitzwater, RLA  
Senior Project Manager

Encl.



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

# DEVELOPMENT REVIEW APPLICATION

## A. General Information:

1. **Type of Application:** Revised Major Final Site Plan
2. **Proposed Development's Name:**  
BH STORAGE STUART
3. **Former Development's Name:**  
5051 RESIDENTIAL STORAGE
4. **Previous Project Number:** S181-005
5. **Pre-Application Meeting Date:** JUNE 22, 2017
6. **Property Owner:**  
Name or Company Name 5051, LLC  
Company Representative \_\_\_\_\_  
Address 4461 SE FEDERAL HIGHWAY  
City STUART State FL Zip 34997  
Phone \_\_\_\_ - \_\_\_\_ - \_\_\_\_ Fax \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Email \_\_\_\_\_
7. **Agent:** Select from the List  
Name or Company Name LUCIDO & ASSOCIATES  
Company Representative DOUG FITZWATER  
Address 701 SE OCEAN BOULEVARD  
City STUART State FL Zip 34994  
Phone 772 - 220 - 2100 Fax 772 - 223 - 0220  
Email DFITZWATER@LUCIDODESIGN.COM
8. **Contract Purchaser:** Select from the List  
Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_ - \_\_\_\_ - \_\_\_\_ Fax \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Email \_\_\_\_\_
9. **Land Planner:** Same as the Agent  
Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_ - \_\_\_\_ - \_\_\_\_ Fax \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Email \_\_\_\_\_

Same as Agent

**10. Landscape Architect:**

Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

Select from the list

**11. Surveyor:**

Name or Company Name TEPHILLIPS, LLC  
Company Representative TED PHILLIPS  
Address 102 SW PARISH TERRACE  
City PORT ST. LUCIE State FL Zip 34984  
Phone 772 - 359 - 7023 Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email TED\_PHILLIPS@COMCAST.NET

Select from the list

**12. Civil Engineer:**

Name or Company Name LACONTE ENGINEERING  
Company Representative PATRICK LACONTE  
Address 3933 SE FAIRWAY EAST  
City STUART State FL Zip 34997  
Phone 772 - 215 - 0354 Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email PLACONTE@LACONTEENGINEERING.COM

Same as Civil Engineer

**13. Traffic Engineer:**

Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

Select from the list

**14. Architect:**

Name or Company Name INNOVATIVE DESIGN STUDIOS  
Company Representative RONALD ZAWISTOWSKI  
Address P.O. BOX 48452  
City ST. PETERSBURG State FL Zip 33743  
Phone 727 - 432 - 1455 Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email RON@IDSFL.COM

Select from the list

**15. Attorney:**

Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_



**16. Environmental Planner:** Select from the list  
Name or Company Name SASKOWSKY & ASSOCIATES  
Company Representative DAN SASKOWSKY  
Address 4639 SE GLENRIDGE TRAIL  
City STUART State FL Zip 34997  
Phone 772 - 283 - 3490 Fax     -    -      
Email DSASKOWSKY@BELLSOUTH.NET

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

**18. Parcel Control Number(s):**  
55-38-41-000-075-00041-1 \_\_\_\_\_  
55-38-41-000-075-00042-0 \_\_\_\_\_  
\_\_\_\_\_

**19. Certifications by Professionals:**

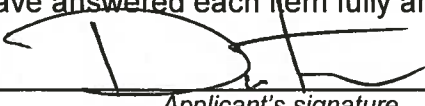
Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

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

**B. Applicant or Agent Certification:**

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

  
\_\_\_\_\_  
Applicant's signature  
DOUG FITZWATER  
\_\_\_\_\_  
Printed name

10-26-17  
\_\_\_\_\_  
Date

## NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this  
26<sup>th</sup> day of October, 2017, by DOUG FITZWATER.

He or she

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

*Shirley Lyders*  
Notary public signature

\_\_\_\_\_  
Printed name

State of FLORIDA at-large





Martin County Development Review  
Digital Submittal Affidavit

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

A handwritten signature in black ink, appearing to read "Doug Fitzwater", is written over a horizontal line.

Applicant Signature

10-26-17

Date



## **PROJECT NARRATIVE**

### **BH Storage Stuart Proposed Residential Storage Facility October 18, 2017**

#### ***Existing Property Characteristics/Project History***

The 3.5-acre (+/-) subject property is located on the east side of SE Federal Highway between SE Brook Street and SE Salerno Road. It has a split future land use designation and zoning. The frontage parcel, which is approximately one third of the site, is designated for Commercial General future land use with a GC zoning district and the balance of the property is designated Commercial Office Residential with a R-3A zoning district.

The frontage parcel was previously developed as a commercial site with remnant parking and a dilapidated 1-story, unoccupied building that remains on site. The rear parcel has an existing single family home and detached garage that are being rented. These existing structures and improvements will be removed as part of the redevelopment of the property.

Based on existing and previous development activity and an environmental assessment performed by Saskowsky and Associates, the site contains no native upland or wetland habitat that would qualify for preservation.

#### ***Surrounding Property Characteristics***

The properties to the north and east are separated by a 60' drainage canal right-of-way. The properties north of the canal include a developed commercial site that extends east to the same depth as the subject property's General Commercial zoning and land use, and existing multi-family apartments and condominiums. The property to the south is an existing car dealership (i.e. Treasure Coast Toyota).

#### ***Final Site Plan Application***

The proposed project will consist of a 3-story, 80,537 square feet (sf), climate controlled self storage building on the frontage parcel and two 1-story, 5,200 sf non-climate controlled buildings on the back property along with required retention areas, landscape areas, office space and parking. A parking rate adjustment will be requested and is supported by the operation of similar facilities.

#### ***Architectural Plan***

Architectural elevations have been provided for the proposed buildings. The 3- story building complies with the Martin County Commercial Design Standards. The 1-story non-climate controlled buildings are not required to comply with the commercial design standards because they are not visible from the public right-of-way. The 1- story buildings comply with Section 3.94 Residential Storage Facility which requires building located in a COR district to be designed in appearance to blend harmoniously with residential structures. The buildings were limited to 1-story in height and are buffered by a Type-3 Landscape Bufferyard and further separated from the multifamily residential by a 60' drainage canal right-of-way.

**5051, LLC**  
**5051 SE Federal Highway**  
**Stuart, Florida 34997**

October 19, 2017

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

Re: Parcel I.D. #355-38-41-000-075-00041-1 and 55-38-41--000-075-00042-0

Dear Ms. van Vonno:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent 5051, LLC during the governmental review process of the application.

Sincerely,

5051, LLC,  
a Florida limited liability company

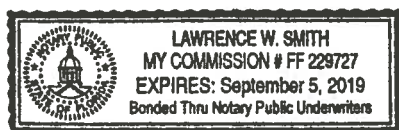
By:   
John Staluppi, Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing was acknowledged before me this 24 day of OCT., 2017,  
by JOHN STALUPPI, Manager of 5051, LLC, a Florida limited liability  
company, on behalf of the Company. He ☒ is personally known to me or [ ] has produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

(Notarial Seal)

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



This instrument prepared by: Return to  
DOUGLAS E. GONANO, ESQUIRE  
Gonano & Harrell, Chartered  
1600 S. Federal Highway, Suite 200  
Fort Pierce, FL 34950  
(772) 464-1032

Parcel I.D. No: 55-38-41-000-075-00042-00000

Grantee(s) S.S. #(s):

INSTR # 1589031  
OR BK 01666 PG 0686  
RECORDED 07/26/2002 02:43:03 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 1,225.00  
RECORDED BY L Wood

## WARRANTY DEED

**THIS WARRANTY DEED** made this 24 day of July, 2002, by ELINOR W. DECKER, a married woman, whose post office address is 415 SE Parkway Drive, Stuart, Florida 34996, hereinafter called the Grantor, to 5051, LLC, a Florida Limited Liability Company, whose post office address is 4401 SE Federal Highway, Stuart, Florida 34997, hereinafter called the Grantee:

[Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.]

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in Martin County, Florida, viz:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Grantor hereby confirms that the property described in Exhibit "A" does not constitute Grantor's homestead. By acceptance of this deed, Grantee acknowledges that ingress and egress to and from the property conveyed hereby is solely available over and through that property more particularly described in Exhibit "B" attached hereto and incorporated herein by reference.

**TOGETHER** with all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above-written.

Signed, sealed, and delivered  
in our presence:

Printed Name: Raymond A. Poston, Jr.

Printed Name: Kelley Russitano

Elinor W. Decker  
ELINOR W. DECKER

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 22<sup>ND</sup> day of July, by ELINOR W. DECKER, a married woman, who is:

☒ personally known to me, or  
☐ who has produced \_\_\_\_\_



Barbara A. Andersen  
COMMISSION # CC906662 EXPIRES  
March 23, 2004  
BONDED THRU TROY FAIR INSURANCE, INC.

Barbara A. Andersen  
Notary Public, State of Florida  
Printed Name: 3/23/04  
My Commission Expires:

G:\STD\RECONVY\Warranty Deed Indiv to Indiv

**EXHIBIT "A"**

The South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, LESS AND EXCEPT THAT PORTION described as follows: That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, St. Lucie Inlet Farms, aforesaid, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No. 1 (State Road No. 5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No. 1 (State Road No. 5)

Unofficial Copy

## EXHIBIT "B"

That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No. 1 (State Road No. 5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No. 1 (State Road No. 5)

Unofficial Copy



This instrument prepared by: *E. Return*  
DOUGLAS E. GONANO, ESQUIRE  
Gonano & Harrell, Chartered  
1600 S. Federal Highway, Suite 200  
Fort Pierce, FL 34950  
(772) 464-1032

Parcel I.D. No: 55-38-41-000-075-00041-10000

Grantee(s) S.S. #(s):

INSTR # 1589033  
OR BK 01666 PG 0690  
RECORDED 07/26/2002 02:43:03 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 2,975.00  
RECORDED BY L Wood

## WARRANTY DEED

**THIS WARRANTY DEED** made this 24 day of July, 2002, by CRAIG W. DECKER, a married man, VIRGINIA D. DOUGLASS, a married woman, and FREDRIC H. DECKER, a married man, individually and as Trustee of that certain Declaration of Trust dated October 3, 2000, whose post office address is 11200 SW Thunder Road, Stuart, Florida 34997, hereinafter called the Grantor, to 5051, LLC, a Florida Limited Liability Company, whose post office address is 4401 SE Federal Highway, Stuart, Florida 34997, hereinafter called the Grantee:

[Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.]

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in Martin County, Florida, viz:

That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No. 1 (State Road No. 5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No. 1 (State Road No. 5)

Grantor hereby confirms that the above described property does not constitute the homestead of any person collectively constituting the Grantor. By acceptance of this deed, Grantee acknowledges that ingress and egress to and from the property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference is solely available over and through the property conveyed hereby.


**TOGETHER** with all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.


**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above-written.


Signed, sealed, and delivered  
in our presence:

  
Printed Name: Bryan A. Foster, Jr.

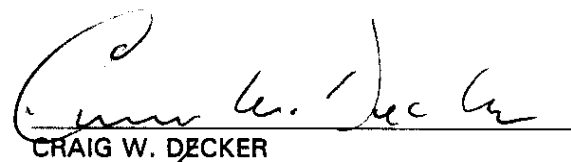
  
Printed Name: Kelley Russitano

  
Printed Name: Bryan A. Foster, Jr.

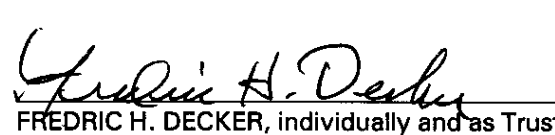
  
Printed Name: Kelley Russitano

  
Printed Name: Bryan A. Foster, Jr.

  
Printed Name: Kelley Russitano

  
CRAIG W. DECKER

  
VIRGINIA D. DOUGLASS

  
FREDRIC H. DECKER, individually and as Trustee  
of that certain Declaration of Trust dated  
October 3, 2002

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 22<sup>ND</sup> day of July, by CRAIG W. DEKCER, a married man, who is:

☒ personally known to me, or  
☐ who has produced \_\_\_\_\_ as identification



Barbara A. Andersen  
 MY COMMISSION # CC906662 EXPIRES  
 March 23, 2004  
 BONDED THRU TROY FAIN INSURANCE, INC.

*Barbara A. Andersen*  
 \_\_\_\_\_  
 Notary Public, State of Florida

Printed Name: 3/23/04  
 My Commission Expires:

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 22<sup>ND</sup> day of July, by VIRGINIA D. DOUGLASS, a married woman, who is:

☒ personally known to me, or  
☐ who has produced \_\_\_\_\_ as identification



Barbara A. Andersen  
 MY COMMISSION # CC906662 EXPIRES  
 March 23, 2004  
 BONDED THRU TROY FAIN INSURANCE, INC.

*Barbara A. Andersen*  
 \_\_\_\_\_  
 Notary Public, State of Florida

Printed Name: 3/23/04  
 My Commission Expires:

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 22<sup>ND</sup> day of July, by FREDRIC H. DECKER, a married man, individually and as Trustee under that certain Declaration of Trust dated October 3, 2002, who is:

☒ personally known to me, or  
☐ who has produced \_\_\_\_\_ as identification



Barbara A. Andersen  
 MY COMMISSION # CC906662 EXPIRES  
 March 23, 2004  
 BONDED THRU TROY FAIN INSURANCE, INC.

*Barbara A. Andersen*  
 \_\_\_\_\_  
 Notary Public, State of Florida

Printed Name: 3/23/04  
 My Commission Expires:

G:\STD\RECONVY\Warranty Deed Indiv to Indiv

## EXHIBIT "A"

The South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, LESS AND EXCEPT THAT PORTION described as follows: That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, St. Lucie Inlet Farms, aforesaid, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No. 1 (State Road No. 5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No. 1 (State Road No. 5)

Unofficial Copy

To the best of my knowledge and belief, there has been no transfer of the subject property since the Warranty Deeds into 5051, LLC were recorded in O.R. Book 1666, Page 686 and O.R. Book 1666, Page 690, of the Martin County Public Records.

DATED THIS 26<sup>th</sup> DAY OF October, 2017.

  
Doug Fitzwater

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF October, 2017 BY DOUG FITZWATER, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



# Exhibit A

## BH Storage Stuart

### Legal Description

Parcel Control Numbers:  
55-38-41-000-075-00041-1  
55-38-41-000-075-00042-0

#### Parcel A

That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

#### Parcel B

The South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, less that portion lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

ALL CONTAINING 3.36 ACRES MORE OR LESS.



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

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

NAME OF FINAL SITE PLAN: BH STORAGE STUART

TYPE OF APPLICATION

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

1) Net cubic yards to be excavated: \_\_\_\_\_

2) Net cubic yards to be filled: 10,406

3) Cubic yards to be hauled **from** site: 0 (subtract line 2 from line 1)

TYPE OF APPLICATION: MAJOR

HAULING FEE CALCULATION

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

HAULING FEE: \$0.00

Prepared by:

Patrick J. LaConte, P.E.

Professional Engineer's Name

Professional Engineer's Signature / Seal

41070

P.E. No.

Date

11/6/17

LaConte Engineering FL CA License No. 30922

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

3933 SE Fairway East, Stuart FL 34997

Address

772-215-0354

Phone No.

County Engineer's (or designee) Acceptance

## PROJECT



## **STORM WATER MANAGEMENT SYSTEM**

### **GRADING**

The runoff from the developed portion of the project area is directed to a dry retention area. All runoff from the developed (impervious) area is directed to the perimeter curb and inlet system, and is conveyed by drainage pipes to the retention area at the rear of the project. Finished floor elevations are set to an elevation of 20.93 NAVD. Minimum pavement elevation through the project area is 19.86 NAVD.

### **STORAGE**

The runoff storage of the Storm Water Management System for this project as mentioned above will be provided in the dry retention area. The runoff collected by the system will be stored in the retention area. The system has the capacity to store the required water quality volume and attenuate the required storm events with discharge from the project limited to the pre-development rate.

### **DISCHARGE**

Excess runoff that is collected in the storage system will dissipate through a combination of percolation into the ground to the water table below and evaporation into the air. The water quality of the runoff stored in the system will be improved by allowing settling of sediment and pollutants because of low flow velocities and extended resident time. On that basis, a substantial portion of the storm water runoff will percolate into the ground recharging the groundwater.

### **MAINTENANCE**

The party responsible for the maintenance of the Storm Water Management System (the owner, developer, or condominium association – as applicable) will complete the following tasks annually, at a minimum:

1. For each of the catch basins, remove the grate and probe the bottom of the structure with a PVC pipe or shovel. The depth of debris in the structure shall be noted. When the depth of debris is within 6" of the invert of the pipe, the structure will be cleaned of all sand, dirt and rock. Also, review the inside of the discharge piping for silt and debris. If silt or other debris is in the piping, the lines will be cleaned and flushed to ensure that all the material has been removed from the system.
2. Review all surfaces of the detention areas to confirm that erosion has not taken place and that specified ground cover is in good condition. Grass areas should be mowed on a regular basis, and any areas that have eroded should be repaired with new sod replaced, if necessary.
3. Review hardened/stabilized surfaces and clean/grade surfaces as necessary to promote continued runoff and collection into the dry retention area – removing debris & pollutants.
4. Review the remaining site to ensure that no nuisance exotics have returned to the site. If exotics are found, they should be removed from the site.
5. File a report for future review as follows:



## INSPECTION REPORT

Date of inspection: \_\_\_\_\_

Inspector: \_\_\_\_\_

- |  |  |
|--|--|
| 1. <b>Culverts and Ends Inspection</b> | Corrective Action required:    YES    NO |
| Action taken: _____                    |  |
| 2. <b>Outfall Inspection</b>           | Corrective Action required:    YES    NO |
| Action taken: _____                    |  |
| 3. <b>Surface Inspection</b>           | Corrective Action required:    YES    NO |
| Action taken: _____                    |  |
| 4. <b>Exotics Inspection</b>           | Corrective Action required:    YES    NO |
| Action taken: _____                    |  |

### CONCLUSION

In addition to the periodic inspections, simple awareness of the storm water management system, including all of the elements discussed herein, should be sufficient to recognize the need for additional inspection with maintenance activities as appropriate. The concern and attention to inspection and maintenance activities will prove valuable in maintaining the long-term viability of this system.

**SASKOWSKY & ASSOCIATES, INC.**  
**ECOLOGICAL CONSULTANTS**  
**ECOLOGICAL SURVEYS & ASSESSMENTS**  
**WETLAND DELINEATION & WETLAND MONITORING**  
**PRESERVE AREA MANAGEMENT PLANS**  
**NATIVE LANDS MANAGEMENT**  
**HABITAT RESTORATION**

**PRELIMINARY ECOLOGICAL SURVEY & ASSESSMENT:**  
**5051 SE Federal Highway**  
**Stuart, Florida**

This Ecological Assessment includes maps and text which accurately depict the site's location, soils, wetland and upland habitat, protected species, previous impacts, and any other significant environmental features.

**Location:** The subject property is located at 5051 SE Federal Highway, Stuart, Florida.

**Soils:** According to the Soil Survey of Martin County Area, Florida, the subject property contains the following soils; #4-Waveland sand and #5- Waveland sand, depressional. However, after an onsite review of the property, Waveland depressional soil is no longer present. In addition, the parcel fronting Federal Highway contains fill soils that are not classified as Waveland sand. #4 Waveland sand can be identified on portions of the site.

**Habitats:** The following vegetation associations/communities were identified on the subject property:


**Wetlands:** There are no wetlands on the subject property. A wet area is located on the southerly property line. This area appears to have been created by the development to the south of the property and the placement of fill on the subject property. There are no indications on the historical aerials and on the Soils Map that would indicate a wetland in this area. The wet area is dominated by Brazilian pepper and a few willow trees. In addition, swamp fern is was observed under the pepper canopy. This area could be classified as OSW.

**Upland Habitat:** The majority of the non-developed upland on the subject property is considered disturbed and altered. However, a portion of the property does contain small, isolated areas of native upland habitat. Native vegetation species observed in these areas include, slash pine, saw palmetto, cabbage palm, gall berry, fetterbush, and bluestem grasses. These areas are isolated, fragmented and non-cohesive. The County's minimum standards for upland preserve areas would most likely not be able to be attained.

**Exotic Vegetation:** Invasive exotic vegetation observed on the property includes Brazilian pepper, Ear-leaf acacia, and wedelia. In addition, numerous species of nuisance weeds and vines were observed.

**(Preliminary Ecological Survey & Assessment continued);**

**Protected Species** – A protected species survey (gopher tortoise survey) was conducted on the property in accordance with the scientific methodologies outlined in *Wildlife Methodology Guidelines* and in *Ecology & Habitat Protection Needs of Gopher Tortoise Populations Found on Lands Slated for Development in Florida* published by the Florida Wildlife Commission (FWC). Also utilized was *Procedures for Conducting Accurate Burrow Surveys* published by Ashton Biodiversity Research and Preservation Institute. There were no gopher tortoise burrows observed on the property at the time of the Ecological Survey. In addition, there were no other protected species of flora or fauna observed on site.

Signed:   
Daniel M. Saskowsky,  
President, Senior Ecologist  
Saskowsky & Associates, Inc.

Date: 5-18-2017

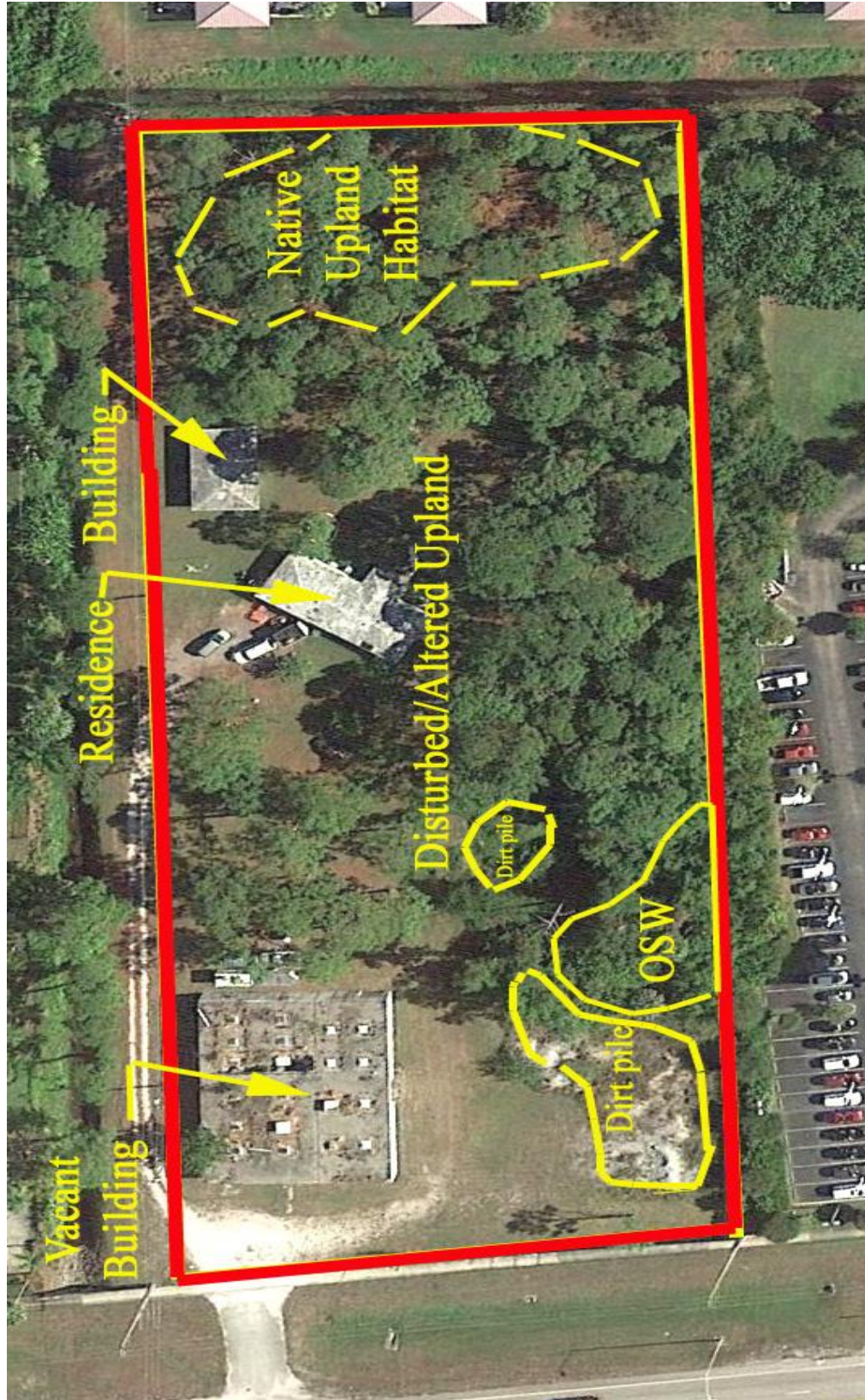
4639 SE Glenridge Trail  
Stuart, Florida 34997

Phone: 772-283-3490 772-708-6641  
e-mail: dsaskowsky@bellsouth.net

## SOILS MAP



# HABITATS AERIAL





## HISTORICAL AERIAL

1966



1958





lucido&associates

October 26, 2017

AT&T  
329 NW Dixie Highway  
Stuart, FL 34994

Re: BH Storage Stuart  
(Our ref. #17-425)

To Whom It May Concern:

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

For your information, the property is located on the east side of SE Federal Highway between SE Brook Street and SE Salerno Road in Stuart. The applicant is proposing a residential storage facility.

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

Sincerely,

Doug Fitzwater  
Senior Project Manager

Encl.



October 26, 2017

Comcast Cable  
1495 NW Britt Road  
Stuart, FL 34994

Re: BH Storage Stuart  
(Our ref. #17-425)

To Whom It May Concern:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Fitzwater", is written over a horizontal line.

Doug Fitzwater  
Senior Project Manager

Encl.





October 26, 2017

Florida Power & Light Company  
4406 SW Cargo Way  
Palm City, FL 34990

Re: BH Storage Stuart  
(Our ref. #17-425)

To Whom It May Concern:

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

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

Sincerely,

Doug Fitzwater  
Senior Project Manager

Encl.



October 26, 2017

Via Email: asherlo2@wm.com

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

Re: BH Storage Stuart  
(Our ref. #17-425)

Dear Jeff:

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

For your information, the property is located on the east side of SE Federal Highway between SE Brook Street and SE Salerno Road in Stuart. The applicant is proposing a residential storage facility.

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

Sincerely,

Doug Fitzwater  
Senior Project Manager

Encl.

***LACONTE ENGINEERING***  
***Civil Engineering Design & Consulting***  
2440 SE Federal Hwy, Suite J, Stuart, FL 34994  
(772) 215-0354 • [placonte@laconteengineering.com](mailto:placonte@laconteengineering.com)  
FL CA License No. 30922

November 1, 2017

Lisa Wichser, PE, CFM  
County Engineer  
**Martin County Engineering Department**  
2401 SE Monterey Road  
Stuart, FL 34994

RE: ***WATER SOURCES STATEMENT FOR BH STORAGE STUART***

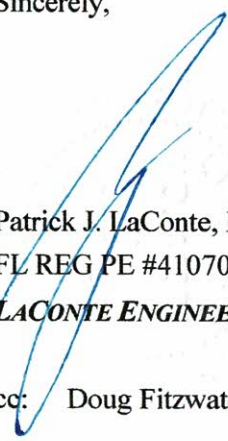
Dear Mrs. Wichser:

In accordance with the proposed plans for the BH Storage Stuart project, potable water, wastewater and fire protection services to the Site are provided by proposed connections to the Martin County Utility Water Distribution System and Wastewater Collection systems.

Regarding irrigation water, at this time the project will be serviced by an irrigation pump and well.

Should you have any questions, or require any additional information, please do not hesitate to call.

Sincerely,



Patrick J. LaConte, P.E.  
FL REG PE #41070  
***LACONTE ENGINEERING***

cc: Doug Fitzwater

## Water & Wastewater Service Agreement Information Form

Please complete the requested information below and return to the Martin County Utilities and Solid Waste Department. This information will be inserted into the standard "Water & Wastewater Service Agreement". The draft agreement will then be returned for your review. Note: Upon final Martin County approval of the project the owner/developer must execute the agreement and submit all applicable fees within 60 days of said approval.

Date: 11/1/2017

Project Name:  
BH STORAGE STUART

# Of Water ERCs Proposed: 2  
# Of Previously Purchased or Assessed Water ERC's (If Known): Unknown  
# Of Irrigation Water ERCs Proposed: 0  
# Of Wastewater ERCs Proposed: 2  
# Of Previously Purchased or Assessed Wastewater ERC's (If Known): Unknown

Justification of ERC calculations (i.e. flow calculations): 455 GPD See Lift Station Calculations  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Indicate whether "DEVELOPER" as referred to in the agreement is either a(n) (please check one):

☒ Corporation - Please Provide Federal Tax ID # \_\_\_\_\_  
☐ Individual(s) - Please Provide Driver's License # \_\_\_\_\_  
☐ Partnership - Please Provide Federal Tax ID # \_\_\_\_\_

Name/Title, Address, and Telephone No. of Individual(s)/Corporation/Partnership executing agreement (**MUST BE THE CURRENT PROPERTY OWNER**):

5051, LLC

5051 SE Federal Highway

Stuart, FL 34997

email address: \_\_\_\_\_

Name/Title of person(s) executing on behalf of Corporation/Partnership:

John Staluppi, Manager

email address: \_\_\_\_\_

Engineer/Agent Name, Address & Telephone No.:

LaConte Engineering

5051 SE Federal Highway

Stuart, FL 34997

email address: [worazi@laconteengineering.com](mailto:worazi@laconteengineering.com)

Name, Address & Telephone No. of Individual/Organization to receive notices, updated correspondence, etc. if different from the developer:

Doug Fitzwater, Lucido & Associates

701 S.E. Ocean Blvd., Stuart, FL 34994

email address: [DFitzwater@lucidodesign.com](mailto:DFitzwater@lucidodesign.com)

**If "DEVELOPER" is a Corporation or Partnership, an original or certified copy of the appropriate corporate resolution or proof of the general partner's authority is required.**

**Attach a copy of the Legal Description and the Warranty Deed of the property to be serviced.**

If you have any questions please contact Leo Repetti, P.E at (772) 320-3065.

---



Wednesday, October 25, 2017

**Project: Proposed Extra Space Storage**  
**5051 SE Federal Highway**  
**Stuart, FL 34997**

**RE: Fire Flow Calculation / Requirements**

This letter summarizes the required fire flow for the above referenced project. The required fire flow has been determined in accordance with the Florida Fire Prevention Code (FFPC) 2010, Section 18.4.

Listed below are the parameters used to determine the required fire flow and the available fire flow. The available fire flow is based on a fire hydrant flow test provided by Martin County Fire Prevention on October 27<sup>th</sup>, 2017. (See attached flow test report for reference).

There are three buildings on site. One building will be fully sprinklered. The other two buildings will be non-sprinklered buildings with fire wall construction (as required) to negate the need for fire sprinklers (per discussions with the architect).

**For the Sprinklered Building (3-Stories):**

Occupancy..... Storage (S-1)  
Total Building Area: ..... Approximately 80,537 sq.ft., 3-Story  
Construction Type: ..... FBC Type V-B. FFPC, Type V(000)  
Fire Sprinkler System Provided?:..... Yes. NFPA 13.  
Minimum Fire Flow (FFPC, Table 18.4.5.1.2) ..... 1,500 gpm (see attached)  
Fire Sprinkler System Estimated Demand ..... 650 gpm @ 45 psi (Ord Haz, Group 2)

**For the Non-Sprinklered Building (1-Story):**

Occupancy..... Storage (S-1)  
Total Building Area: ..... Approximately 5,000 sq.ft., 1-Story  
Construction Type: ..... FBC Type V-B. FFPC, Type V(000)  
Fire Sprinkler System Provided?:..... No  
Minimum Fire Flow (FFPC, Table 18.4.5.1.2) ..... 1,500 gpm (see attached)

There are no adjacent exposures, or other significant factors, that would warrant an increase in this minimum fire flow requirement outlined above. The minimum required fire flow (worst case) for this site is 1,500 gpm @ 20 psi.

The flow test provided above, and hydraulic calculations performed by Hatcher Engineering (attached), indicate the water supply available from the municipality is adequate to meet the required fire flow demand of 1500 gpm @ 20 psi, utilizing a new 8" feed main to serve the hydrants on site.

If there are any questions or concerns please feel free to call me at (813) 752-6900.

Sincerely;  
Nathaniel J. Hatcher, P.E.  
FL PE #59350  
President  
Hatcher Engineering, Inc.  
[njh@hatcherengineering.com](mailto:njh@hatcherengineering.com)



Nathaniel J Hatcher  
c=US, o=IdenTrust ACES  
Unaffiliated Individual,  
cn=Nathaniel J Hatcher,  
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097C000001545D2124AC0000  
DA28  
2017.10.30 13:56:18 -04'00'

Attached For Reference: Fire Flow Test, FFPC Section 18.4 Requirements (for reference), Fire Flow Calculation



**19.1.6.2** The AHJ shall be responsible for designating the areas that require hazardous location electrical classifications and shall classify the areas in accordance with the classification system set forth in NFPA 70.

**19.1.7 No Smoking.**

**19.1.7.1** No smoking or open flame shall be permitted in any area where combustible fibers are handled or stored or within 50 ft (15 m) of any uncovered pile of such fibers.

**19.1.7.2** "No Smoking" signs shall be posted.

**Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings**

Fire Flow Area ft <sup>2</sup> (× 0.0929 for m <sup>2</sup> )					Fire Flow gpm <sup>†</sup> (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	2
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	3
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	
		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Sprinklered Building*

*Note:  
75% Reduction  
Due to  
fire sprinkler  
system  
credit  
= 1,500 gpm*

\*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

**19.1.8 Vehicles or Conveyances Used to Transport Combustible Waste or Refuse.**

**19.1.8.1** Vehicles or conveyances used to transport combustible waste or refuse over public thoroughfares shall have all cargo space covered and maintained tight enough to ensure against ignition from external fire sources and the scattering of burning and combustible debris that can come in contact with ignition sources.

**19.1.8.2** Transporting burning waste or refuse shall be prohibited.

**19.1.8.3** Trucks or automobiles, other than mechanical handling equipment and approved industrial trucks as listed in NFPA 505, *Fire Safety Standard for Powered Industrial Trucks Including Type*

*Designations, Areas of Use, Conversions, Maintenance, and Operations,* shall not enter any fiber storage room or building but shall be permitted to be used at loading platforms.

**19.2 Combustible Waste and Refuse.**

**19.2.1 Rubbish Containers.**

**19.2.1.1 General.** Rubbish containers kept outside of rooms or vaults shall not exceed 40.5 ft<sup>3</sup> (1.15 m<sup>3</sup>) capacity.

**19.2.1.1.1** Containers exceeding a capacity of 5½ ft<sup>3</sup> [40 gal (0.15 m<sup>3</sup>)] shall be provided with lids.



**19.1.6.2** The AHJ shall be responsible for designating the areas that require hazardous location electrical classifications and shall classify the areas in accordance with the classification system set forth in NFPA 70.

**19.1.7 No Smoking.**

**19.1.7.1** No smoking or open flame shall be permitted in any area where combustible fibers are handled or stored or within 50 ft (15 m) of any uncovered pile of such fibers.

**19.1.7.2** "No Smoking" signs shall be posted.

**Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings**

Non-sprinklered Building(s)

Fire Flow Area ft <sup>2</sup> (× 0.0929 for m <sup>2</sup> )					Fire Flow gpm <sup>†</sup> (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
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112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	
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271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
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		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
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		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

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<sup>†</sup>Measured at 20 psi (139.9 kPa).

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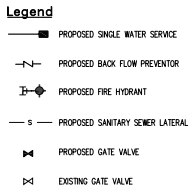
**19.2 Combustible Waste and Refuse.**

**19.2.1 Rubbish Containers.**

**19.2.1.1 General.** Rubbish containers kept outside of rooms or vaults shall not exceed 40.5 ft<sup>3</sup> (1.15 m<sup>3</sup>) capacity.

**19.2.1.1.1** Containers exceeding a capacity of 5½ ft<sup>3</sup> [40 gal (0.15 m<sup>3</sup>)] shall be provided with lids.





**LA CONTE**  
**ENGINEERING**  
CIVIL ENGINEERING DESIGN & CONSULTING  
2440 SE Federal Hwy, Suite J, Stuart, Florida 34994 (772) 215-0354  
FLORIDA CA LICENSE NO.3092

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

ONSITE UTILITY PLAN

**BH STORAGE STUART**

MARTIN COUNTY

FLORIDA

SCALE 1" = 30'	DATE 10/13/2017
DRAWN BY WAO	DESIGN BY P.J.L
DRAWING extraspacabase.dwg	
SHEET NO. <b>4</b> OF <b>18</b>	



**. . . Fire Protection by Computer Design**

HATCHER ENGINEERING INC.  
2108 W. RISK STREET  
PLANT CITY, FL 33563  
813-752-6900

Job Name : NEW EXTRA SPACE STORAGE - STUART, FL, FIRE FLOW CALC  
Building :  
Location :  
System :  
Contract :  
Data File : 2017-1496 - Fire Flow Estimate - 01.WXF

## Fittings Used Summary

HATCHER ENGINEERING INC.  
NEW EXTRA SPACE STORAGE - STUART, FL, FIRE FLOW CALC

Page 1  
Date 10/30/17

Fitting Legend																					
Abbrev.	Name	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3 1/2	4	5	6	8	10	12	14	16	18	20	24
E	NFPA 13 90° Standard Elbow	1	2	2	3	4	5	6	7	8	10	12	14	18	22	27	35	40	45	50	61
G	NFPA 13 Gate Valve	0	0	0	0	0	1	1	1	1	2	2	3	4	5	6	7	8	10	11	13
T	NFPA 13 90° Flow thru Tee	3	4	5	6	8	10	12	15	17	20	25	30	35	50	60	71	81	91	101	121

## Units Summary

Diameter Units           Inches  
Length Units             Feet  
Flow Units                US Gallons per Minute  
Pressure Units           Pounds per Square Inch

Note: Fitting Legend provides equivalent pipe lengths for fittings types of various diameters. Equivalent lengths shown are standard for actual diameters of Sched 40 pipe and CFactors of 120 except as noted with \*. The fittings marked with a \* show equivalent lengths values supplied by manufacturers based on specific pipe diameters and CFactors and they require no adjustment. All values for fittings not marked with a \* will be adjusted in the calculation for CFactors of other than 120 and diameters other than Sched 40 per NFPA.

# Flow Summary - NFPA 2007

HATCHER ENGINEERING INC.  
NEW EXTRA SPACE STORAGE - STUART, FL, FIRE FLOW CALC

Page 2  
Date 10/30/17

## SUPPLY ANALYSIS

<i><b>Node at Source</b></i>	<i><b>Static Pressure</b></i>	<i><b>Residual Pressure</b></i>	<i><b>Flow</b></i>	<i><b>Available Pressure</b></i>	<i><b>Total Demand</b></i>	<i><b>Required Pressure</b></i>
TEST	68.0	62	919.0	53.148	1500.0	40.9

## NODE ANALYSIS

<i><b>Node Tag</b></i>	<i><b>Elevation</b></i>	<i><b>Node Type</b></i>	<i><b>Pressure at Node</b></i>	<i><b>Discharge at Node</b></i>	<i><b>Notes</b></i>
HYD	2.0		20.0	1500.0	
BKF1	-3.0		32.54		
BKF2	-3.0		42.16		
TEST	2.0		40.9		

# Final Calculations - Hazen-Williams - 2007

HATCHER ENGINEERING INC.  
NEW EXTRA SPACE STORAGE - STUART, FL, FIRE FLOW CALC

Page 3  
Date 10/30/17

Node1 to Node2	Elev1 Elev2	K Fact	Qa Qt	Nom Act	Fitting or Eqv. Ln.	Pipe Ftng's Total	CFact Pf/Ft	Pt Pe Pf	*****	Notes	*****
HYD to BKF1	2 -3	+1500.00	1500.00 1500.0	8 8.27	4E 99.283 0.0 0.0	350.000 99.284 449.284	130 0.0142	20.000 6.166 6.373		* * Fixed Loss = 4 Vel = 8.96	
BKF1			0.0 1500.00					32.539		K Factor = 262.96	
BKF1 to BKF2	-3 -3		1500.00 1500.0	8 8.27	8E 198.566 0.0 0.0	15.000 99.284 114.284	130 0.0142	32.539 8.000 1.621		* * Fixed Loss = 8 Vel = 8.96	
BKF2			0.0 1500.00					42.160		K Factor = 231.02	
BKF2 to TEST	-3 2		1500.00 1500.0	8 8.27	T 48.263 5.516 0.0	10.000 53.777 63.777	130 0.0142	42.160 -2.166 0.906		Vel = 8.96	
TEST			0.0 1500.00					40.900		K Factor = 234.55	

# Water Supply Curve C

HATCHER ENGINEERING INC.  
NEW EXTRA SPACE STORAGE - STUART, FL, FIRE FLOW CALC

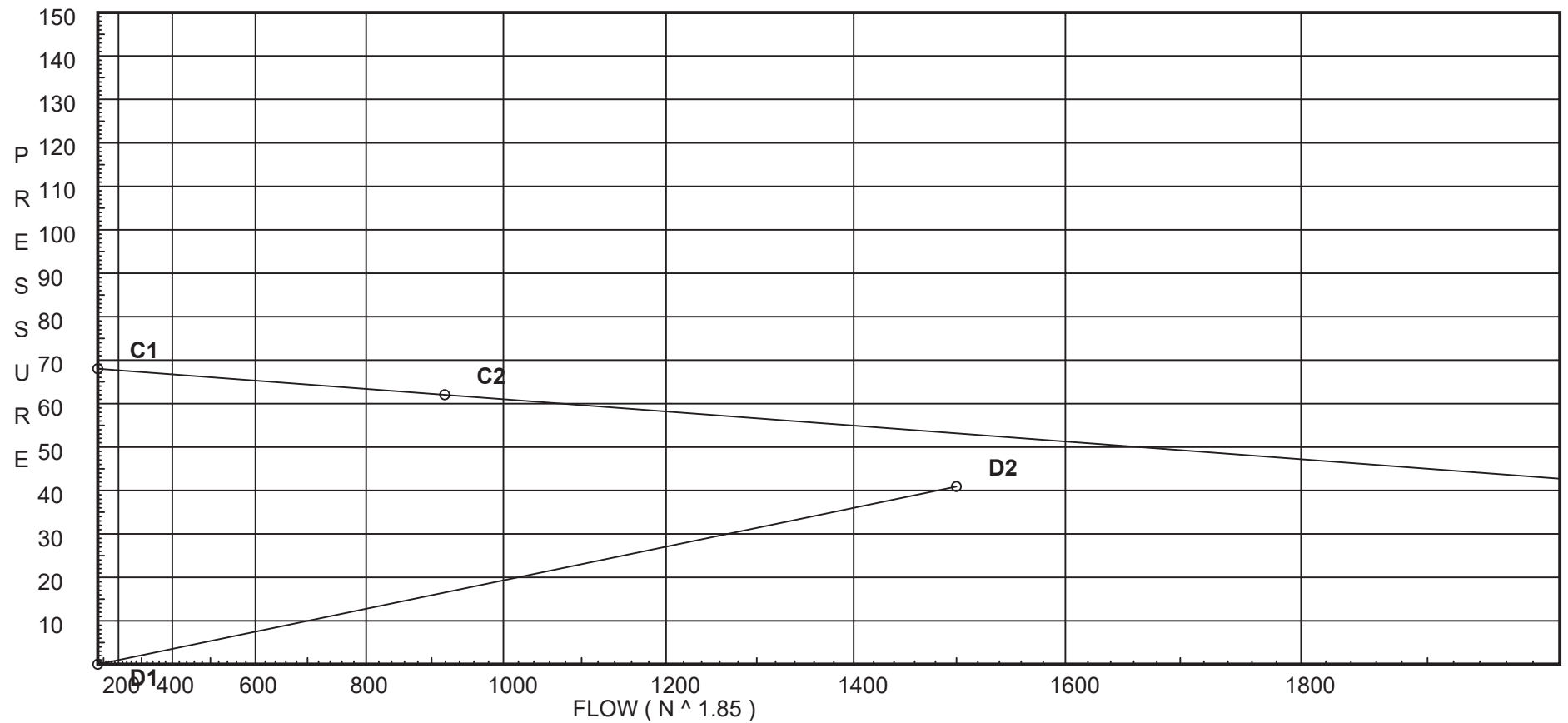
Page 4  
Date 10/30/17

City Water Supply:

**C1 - Static Pressure : 68**  
**C2 - Residual Pressure: 62**  
**C2 - Residual Flow : 919**

Demand:

**D1 - Elevation : \_\_\_\_\_**  
**D2 - System Flow : 1500**  
**D2 - System Pressure : 40.900**  
**Hose ( Demand ) : \_\_\_\_\_**  
**D3 - System Demand : 1500**  
**Safety Margin : 12.248**



# WATER FLOW TEST REPORT

HYDRANT # & LOCATION: 5051 SE Federal Hwy DATE: 10/27/2017

TEST BY: Hodge/ Wilson Day or Week: Friday TIME OF DAY: 9:00 AM MIN. OF FLOW 2

WATER SUPPLIED BY: Martin County Utilites

PURPOSE OF TEST: Requested by Hatcher Engineering Inc

## DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u>          </u>	<u>          </u>
COEFFICIENT:	<u>0.9</u>	<u>          </u>	<u>          </u>
PITOT READING:	<u>30</u>	<u>          </u>	<u>          </u>
GPM:	<u>919</u>	<u>0</u>	<u>0</u>

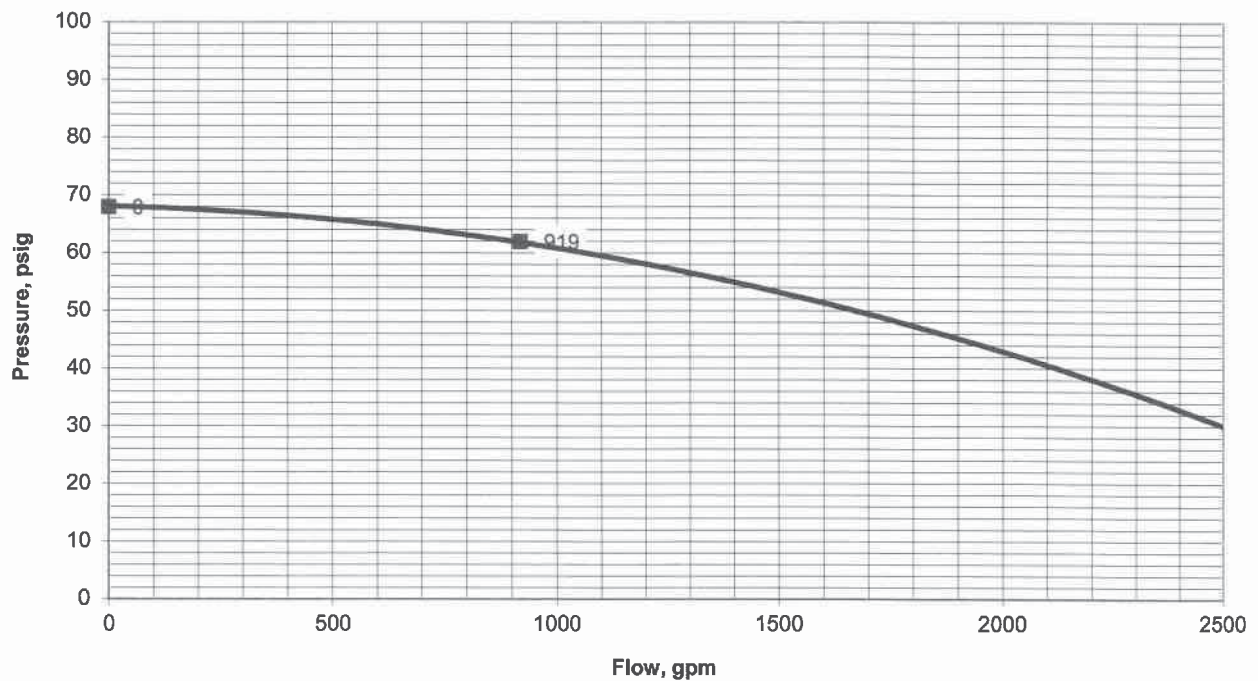
TOTAL FLOW DURING TEST: 919 GPM

STATIC READING: 68 PSI RESIDUAL: 62 PSI

RESULTS: AT 20 PSI RESIDUAL 2825 GPM AT 0 PSI 3409 GPM

ESTIMATED CONSUMPTION: 1838 GAL.

REMARKS: flow taken from hydrant # per map provided





## MARTIN COUNTY FIRE PREVENTION PERMIT

A copy of this permit shall be posted or otherwise readily accessible at each place of operation or carried by the permit holder as specified by the authority having jurisdiction.

Permit Number: FWF - 20170628  
Permit Type: FIRE WATER FLOW TEST  
Description: HATCHER ENG./5051 SE FEDERAL HWY  
Date Issued: 26-OCT-17  
Project:  
Scope of Work: Fire prevention hydrant flow test.

68  
30  
62

Parcel Control Number: 55-38-41-000-075-0004.2-0  
Subdivision: ST LUCIE INLET FARMS 553841000  
Construction Address: 5051 SE FEDERAL HWY  
Location Description:  
Owner Name: 5051 LLC FLORIDA LIMITED LIABILITY C  
Contractor:

Martin County Fire Prevention, as the authority having jurisdiction, is authorized to establish and issue permits, certificates, notices, and approvals, or orders pertaining to fire control and fire hazards.

The authority having jurisdiction shall be permitted to revoke a permit or approval issued if any violation of the Code is found upon inspection or in case there have been any false statements or misrepresentations submitted in the application or plans on which the permit or approval was based.

Any attempt to defraud or otherwise deliberately or knowingly design, install, service, maintain, operate, sell, represent for sale, falsify records, reports, or applications, or other related activity in violation of the requirements prescribed by Code shall be a violation. Such violation shall be cause for immediate suspension or revocation of any related licenses, certificates, or permits issued by this jurisdiction. In addition, any such violation shall be subject to any other criminal or civil penalties as available by the laws of the jurisdiction.

Revocation shall be constituted when the permittee is duly notified by the authority having jurisdiction.

Any person who engages in any business, operation, or occupation, or uses any premises, after the fire permit issued therefore has been suspended or revoked pursuant to the provisions of the Code, and before such suspended permit has been reinstated or a new permit issued, shall be in violation of the Code.

A permit shall be predicated upon compliance with the requirements of the Code and shall constitute written authority issued by the authority having jurisdiction to maintain, store, use, or handle materials, or to conduct processes that could produce conditions hazardous to life or property, or to install equipment used on connection with such activities. Any permit issued under the Code shall not take the place of any other license or permit required by other regulations or laws of this jurisdiction.

A permit issued under the Code shall continue until revoked or for the period of time designated on the permit. The permit shall be issued to one person or business only and for the location or purpose described in the permit. Any change that affects any of the conditions of the permits shall require a new or amended permit.

### INSPECTIONS

Phone 288-5633 for inspections. 24 hour notice is required.

9010 FLOW TEST \_\_\_\_\_ 9910 FIRE FINAL INSPEC' \_\_\_\_\_



# Martin County Application Summary for FIRE WATER FLOW TEST

**Permit #:** FWF 20170628

**Name:** HATCHER ENG./5051 SE FEDERAL HWY

**Project:**

Issued By:VDIMAMBR

Issue Date:26-Oct-2017

Entry Date:26-Oct-2017

<b>Parcel:</b>	553841000075000420	Quarter Section: 3
<b>Address:</b>	5051 SE FEDERAL HWY	
<b>Loc. Desc:</b>		
<b>Subdivision:</b>	ST LUCIE INLET FARMS 553841000	Block: 075      Lot: 0004
<b>Zone Code:</b>	FLU-COR	Flood Code:
<b>Constr Type:</b>		Occ Group:
<b>Value:</b>		Sqft.:

<b>Owner:</b>	5051 Llc Florida Limited Liability C	Phone:
<b>Address:</b>	4461 Se Federal Highway	
	Stuart                      FL    34997	

<b>Applicant:</b>	HATCHER ENGINEERING, INC.	Phone:
<b>Representative:</b>	NATHANIEL J. HATCHER	
<b>Address:</b>	2108 WEST RISK STREET	
	PLANT CITY                      FL    33563	

<b>Professional:</b>		Phone:
<b>Company:</b>		
<b>Address:</b>		

State License:	License:
----------------	----------

**Proposed Development:**      FWF                      Fire Water Flow Test

Fire prevention hydrant flow test.

**Fees:**

Code	Description	Qty		Amount	Payment
FMSWTRFLO\	Fire Permit - Water Flow Test		AF*1110-4007-34250	\$200.00	\$.00
				\$200.00	\$.00

**Required Inspections:**

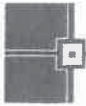
9010	Flow Test	9910	Fire Final Inspection
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**Quantities:**

**Activities:**

Code	Description	Due Date	Assigned to	Decision	Decision Date	Decision By
F-APPL	ACCEPT APPLICATION	27-OCT-17	TWHEATLE	DONE	26-OCT-17	VDIMAMBR
Comment:						
F-FLOW	FLOW INSPECTION	31-OCT-17	FIREINSP			
Comment:						
F-RESUL	ENTER RESULTS	02-NOV-17	TWHEATLE			
Comment:						
F-NOTIFY	NOTIFY APPLICANT	03-NOV-17	TWHEATLE			
Comment:						
F-FEE-R	RECEIVE PAYMENT	09-NOV-17	TWHEATLE			
Comment:						
F-SEND-	SEND RESULTS TO APPLICANT	10-NOV-17	TWHEATLE			
Comment:						
F-CLOSE	CLOSE APPLICATION	13-NOV-17	TWHEATLE			
Comment:						

20170628



**HATCHER ENGINEERING, INC.**

**FIRE PROTECTION ENGINEERING • LIFE SAFETY**

2108 W. Risk Street  
Plant City, FL 33563

Tel: (813) 752-6900  
Fax: (813) 752-6911

October 25, 2017

Martin County Fire Rescue  
Fire Prevention / Attn: Vicki Dimambro  
800 SE Monterey Rd.  
Stuart, FL 34994

RE: Fire Hydrant Flow Test Request

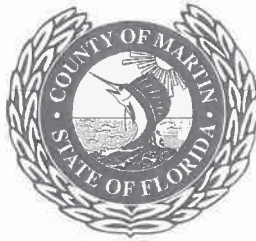
This is a formal request to schedule a 2-hydrant flow test for a project we are working on located at street address: 5051 SE Federal Highway, Stuart, FL. Please find attached the area map with the two hydrants (flow and static/residual) that we would like used for the test. I have enclosed a check for \$200.

Please forward the results via email to me at: [njh@hatcherengineering.com](mailto:njh@hatcherengineering.com).

If any additional information is needed to fulfill this request, please contact me at (813) 752-6900.  
Thank you.

Sincerely;

Nathaniel J. Hatcher, P.E.  
President  
Hatcher Engineering, Inc.  
[njh@hatcherengineering.com](mailto:njh@hatcherengineering.com)



# MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

Martin County, Florida

2401 S.E. Monterey Road, Stuart, Florida 34996

RECEIPT NO.: 58928

DATE:

10/26, 2017

RECEIVED FROM:

Hatcher Engineering, Inc.

ADDRESS:

FOR:

Flow test - 5051 SE Federal Hwy

ACCT# TO CREDIT:

1110 4007 34250 000

TOTAL PAID:

\$

200<sup>00</sup>

Cash ☐

Check ☒

M.O. ☐

Number:

11569

Accounting

☐

ENG-Prop Mgmt.

☐

Airport

☐

Community Service

☐

Blake Library

☐

Bldg. & Zoning

☐

County Attorney/Legal

☐

Cummings/PC Library

☐

Engineering

☐

Fire Rescue

☒

Growth Mgmt.

☐

Hobe Sound Library

☐

Hoke/JB Library

☐

Indiantown Library

☐

Law Library

☐

MCTV

☐

Ofc Water Quality

☐

Parks & Rec.

☐

Purchasing

☐

Robert Morgade/PS Library

☐

Other:

Victoria D. Mamber

Received By:







Notes: Blue Fields are Data Entry / Red Fields are Calculations or Data Entry to be verified and approved by PE

## Lift Station Calculations

Project: BH Storage Stuart  
Office: LaConte Engineering  
Date: 10/27/2017 Grinder Station Calculations

Description: Front of Site  
Calc'd By: WAO  
Checked By: P.JL

### Flow Calculations:

Flow estimates for Daily Flow, Average Daily Flow (ADF) and Peak Flow for the developments to be served by the proposed pump station are shown in the "Table of Estimated Flows", below.

Description	Units	# /Size	Rate gpd/unit	Daily Flow gpd	Day hrs.	ADF gpm	Peak Factor	Peak Hourly Flow gpm	Peak Factor	Peak Daily Flow
Warehouse per employee per 8 hour shift	Employees	2	15	30	24	0.02	3.7	0.08		
Warehouse Self Storage per unit up to 200 units	Storage Units	200	1	200	24	0.14	3.7	0.51		
Warehouse Self Storage per unit over 200 units	Storage Units	450	1	225	24	0.16	3.7	0.58		
<b>Subtotal for Initial Conditions</b>				<b>455</b>		<b>0.32</b>	<b>3.7</b>	<b>1.17</b>	<b>3.7</b>	<b>1.17 GPM</b>
				1.2 times Peak Hour				<b>1.40</b>		
				1.4 times Peak Hour				<b>1.64</b>		<b>1,684 GPD</b>

### Hydraulic Calculations:

- Connection head loss to force main.

Pressure = 16.40 psi. or  
hc = 37.85 feet

\*Assume pressure no data provided by MCU

- Static head loss is from "Pump Off" to exit elevation of pipe.

Wet Well Top = 19.35 NAVD Above FEMA 100-yr flood elevation (set at FFE from SFWMD Permit)  
Highest F.M. Elevation = 16.85 NAVD  
Invert of Gravity Pipe = 16.35 NAVD  
Estimated Wetwell Bottom = 12.35 feet  
Estimated Pump Off = 14.60 NAVD \* Maintain 21" above bottom (verified with selected pump mnfg.)  
Static Lift, hs = 2.25 feet

- System Friction Losses: (by equivalent feet of pipe) \*Michael R. Lindeburg, 5th Edition

#### 2-Inch System Components

Description	Amount	Units	Length / Unit	Equiv. Length
Check Valve	1.0	EA	16.67	16.7
Plug Valve	1.0	EA	3.04	3.0
22.5 Degree Elbow	0.0	EA	1.47	0.0
45 Degree Elbow	8.0	EA	2.65	21.2
90 Degree Elbow	2.0	EA	5.00	10.0
Tee In-Line Branch	1.0	EA	10.0	10.0
2" PVC FM	526	LF	1.0	526.0
			Equiv. Feet of 2-Inch Pipe	586.9

- Pipe head loss in feet varies with flow & diameter.

$$h_p = \frac{4.727}{D^{4.87}} \times L \times \left( \frac{Q}{C_1} \right)^{1.85}$$

Length Pipe (L) = 586.9 feet  
Dia. Pipe (D) = 2.00 inch or  
0.17 feet  
C<sub>1</sub> = 110.00 \*Hazen & Williams Coefficient  
Area = 0.02 ft<sup>2</sup>

#### Design Flow and Head Loss Table:

Flow (Q) (gpm)	Flow (Q) (cfs)	Vel. (V) Q/A	hp (ft.)	hs (ft.)	hc (ft.)	Total (ft.)
0.00	0.000	0.00	0.00	2.25	37.85	40.10
5.00	0.011	0.51	0.70	2.25	37.85	40.79
10.00	0.022	1.02	2.51	2.25	37.85	42.61
15.00	0.033	1.53	5.32	2.25	37.85	45.41
20.00	0.045	2.04	9.05	2.25	37.85	49.15
25.00	0.056	2.55	13.68	2.25	37.85	53.77
30.00	0.067	3.06	19.17	2.25	37.85	59.26
35.00	0.078	3.57	25.49	2.25	37.85	65.59
40.00	0.089	4.09	32.63	2.25	37.85	72.73
45.00	0.100	4.60	40.58	2.25	37.85	80.68
50.00	0.111	5.11	49.31	2.25	37.85	89.41

*[Handwritten signature]*  
11/6/17

#### 4. Pump Selection:

Meyers WG20 Grinder with 4.25" Impeller, 2 hp, 3500 rpm

$$\begin{aligned}\text{Design Flow (Q)} &= 20.00 \text{ gpm} \\ \text{Total Dynamic Head (TDH)} &= 49.15 \text{ feet}\end{aligned}$$

Design for minimum 2.00 ft/s velocity.

\* Check the Design Flow and Head Loss Table to verify a velocity of 2 fps at the operating flow.

#### 5. Cycle Times:

Cycle time (t) is the time to pump the well down plus the time to fill the well up.

$$t = \frac{V}{Q - \text{ADF}} + \frac{V}{\text{ADF}}$$

Therefore, assuming t = 10 minutes and solving for V:

$$V = \frac{10 \text{ min}}{\frac{1}{Q - \text{ADF}} + \frac{1}{\text{ADF}}}$$

Outflow for each pump is designed to pump at the operating flow (Q).

$$\begin{aligned}Q &= 20.0 \text{ gpm.} & \text{*Design Flow} \\ \text{ADF} &= 0.32 \text{ gpm.} & \text{*Initial Conditions}\end{aligned}$$

The designed wet well volume calculated using the equation above:

$$V_w = \frac{3.1}{0.4} \text{ gals. or cf.}$$

The volume of wet well per 1 foot height of tank is:

$$\text{Desired wet well diameter} = 4.00 \text{ feet}$$

$$V = 1 \text{ ft.} \times \pi \times \left(\frac{\text{dia.}}{2}\right)^2 \times 7.48 \text{ gal/ft}^3$$

$$V = 94.0 \text{ gal. / foot}$$

Calculated height of wet well storage:

$$V_w / V = 0.03 \text{ feet}$$

$$\text{Use Operating Range, } H_o = 0.25$$

Input the required wet well volume:

gals.

$$V_w = 23.5$$

\* This may be adjusted per the check calculations following.

\*Two Check Calculations to consider when determining the volume:

At Peak Flow

$$t = \frac{V}{Q_{in}} + \frac{V}{Q_{out} - Q_{in}} =$$

21.3 > 10 min No more than 6 starts per hour under peak flow conditions

At ADF

$$t = \frac{V}{Q_{in}} + \frac{V}{Q_{out} - Q_{in}} =$$

75.6 < 30 min No more than 30 minute detention time under average daily flow conditions

At MDF

$$t = \frac{V}{Q_{in}} + \frac{V}{Q_{out} - Q_{in}} =$$

21.3 < 30 min or > 10 => No more than 30 minute detention time and less than 6 starts per hour

\*Must exceed detention time of 30 minutes to achieve a velocity of 2.0 ft/s.

Calculated elevations:

Top of Wetwell:	19.35	feet
Invert:	16.35	feet
Alarm:	15.85	feet
Lag Pump On:	15.35	feet
Lead Pump On:	14.85	feet
Pumps Off:	14.60	feet
Bottom:	12.35	feet

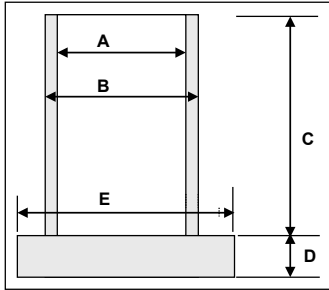
(automatically adjusts based on time requirements above, controlled by working depth selected in cell J133)

## 6. Buoyancy Calculations:

Assume ground water elevation is at top of structure.  
(100 year flood elevation = x.x feet)

Height of the wet well is top of structure minus  
bottom (top = 0.50 feet above grade)

height = 7.00 feet



Buoyant Force Top =  $(B/2)^2 \times \pi \times C \times \text{Weight Water}$   
uplift = 5,489 lbs.

Buoyant Force Bottom =  $(E/2)^2 \times \pi \times D \times \text{Weight Water}$   
uplift = 4,288 lbs.

Weight Walls =  $((B/2)^2 - (A/2)^2) \times \pi \times C \times \text{Weight Conc.}$   
weight = 0 lbs.

Weight Base =  $(E/2)^2 \times \pi \times D \times \text{Weight Concrete}$   
weight = 9,965 lbs.

Wall Thickness = 0.00 feet

A = 4.00 feet I.D.  
B = 4.00 feet O.D.  
C = 7.00 feet  
D = 3.50 feet  
E = 5.00 feet

Adjust Bottom Depth (D) until equation is true.

Total Uplift	<	Total Weight
9,777		9,965

Required Concrete Counterweight:  
-0.05 yards<sup>3</sup>

Negative # indicates that no counterweight is required

Unit Weight Concrete = 145.00 PCF

Unit Weight Water = 62.40 PCF

Factor of Safety Against Flotation:

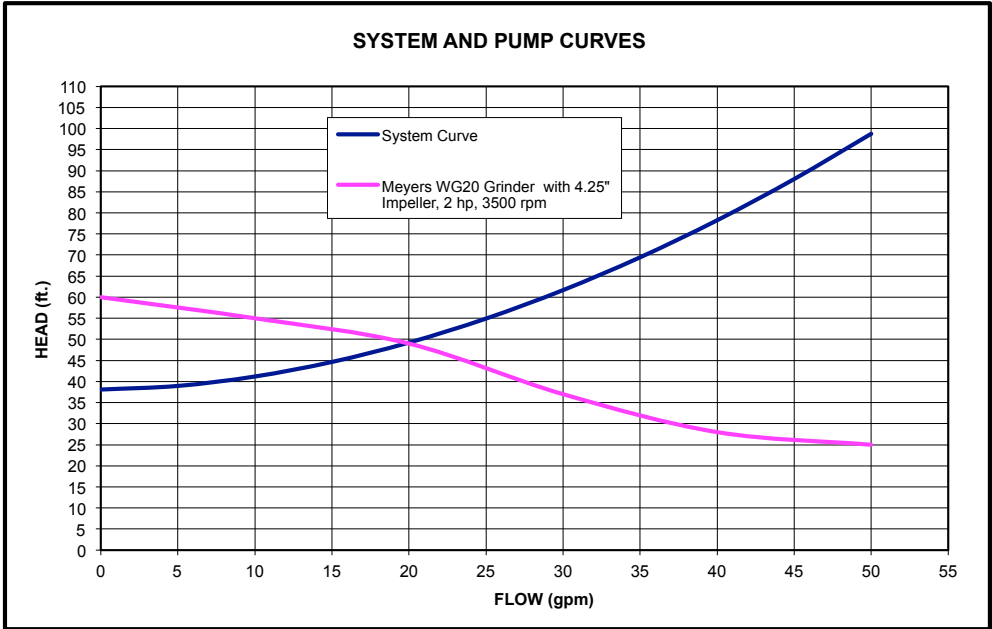
Fs = Total Weight / Total Uplift = 1.02

This factor of safety is believed to be adequate. In addition to neglecting the weight of the top slab, the hardware and wastewater inside the wetwell, this calculation also neglects the weight of the soil on the base of the station and the forces necessary to overcome soil shear stress on the walls of the station. These items contribute to the Factor of Safety against Flotation, although undetermined.

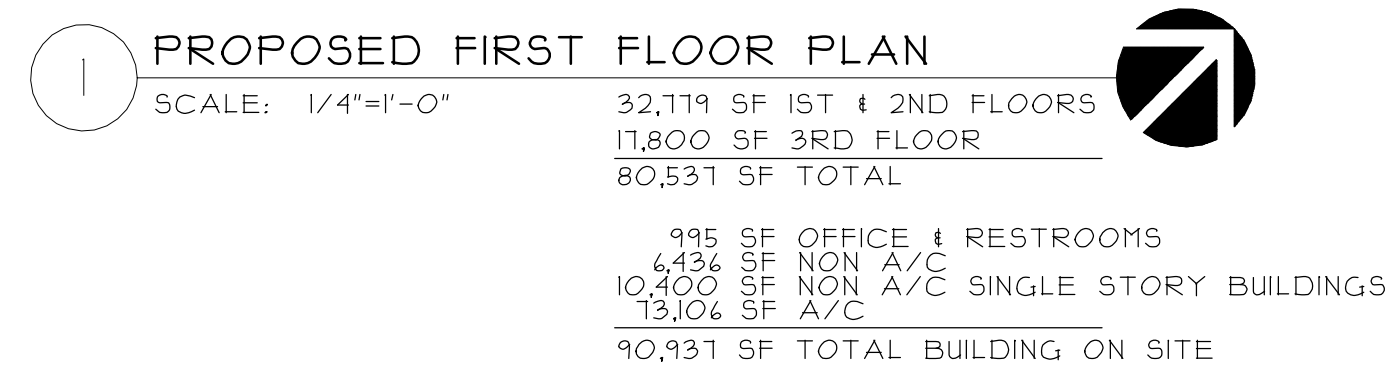
4.25 Grinder\_PUMP\_CURVE (2)

Pump Curve: Input pump data from vendor's catalog cut sheets in table below\*.

Impeller:	4					As shown in Meyers Catalog
Flow (Q)	Head	Head	Head	Head	Head	
(gpm)	(ft)	(ft)	(ft)	(ft)	(ft)	
0.00	60.000					
10.00	55.000					
20.00	49.000					
30.00	37.000					
40.00	28.000					
50.00	25.000					







NOTES:  
WE MAY NEED A FIRE PUMP AND FIRE PUMP ROOM  
WE CAN USE A STANDING SEAM ROOF OVER LIGHT GAUGE FRAMING AND THE  
A/C UNITS COULD BE SPLIT SYSTEMS WITH THE CONDENSERS ON STANDS ON THE ROOF  
OR WE CAN USE A BAR JOIST ROOF STRUCTURE AND USE LARGE ROOF TOP  
PACKAGE UNITS WHICH WOULD REQUIRE 4 LARGE RATED A/C CHASES FROM ROOF  
TO FIRST FLOOR

INNOVATIVE DESIGN STUDIOS, INC.,  
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CONSENT AND APPROPRIATE  
COMPENSATION TO INNOVATIVE DESIGN  
STUDIOS, INC.



### PROPOSED FIRST FLOOR PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

10/24/2017	ISSUE DATE: DRAWN DATE:
------------	----------------------------

## DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
5051, LLC, a Florida limited liability company	5051 SE Federal Highway Stuart, FL 34997

(If more space is needed attach separate sheet)

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

Name	Address	Interest
John Staluppi	Same as above	50%
Robert Maione	Same as above	50%

(If more space is needed attach separate sheet)

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

Name	Address	Interest
Midway Holdings, Inc.	c/o Robert Greene, Esq., 601 12 <sup>th</sup> Street W Bradenton, FL 34205	Contract Purchaser
M&T Bank	One M&T Plaza Buffalo, NY 14203	Lender

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*
None				

(If more space is needed attach separate sheet)

- Status defined as:  
A = Approved

D = Denied  
W = Withdrawn

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

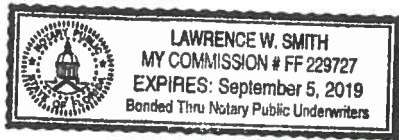
[Signature] MANAGER

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 24 day of OCT 2017, by  
JOHN STALUPPI, who is personally known to me or have produced  
NA as identification.

[Signature]  
Notary Public, State of FLORIDA  
Print Name: LAWRENCE W. SMITH  
My Commission Expires: 9/5/2019

(Notary Seal)



## Exhibit A

### BH Storage Stuart

### Legal Description

Parcel Control Numbers:

55-38-41-000-075-00041-1

55-38-41-000-075-00042-0

#### Parcel A

That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, lying

immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

#### Parcel B

The South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS,

according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, less that portion lying

immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

ALL CONTAINING 3.36 ACRES MORE OR LESS.









Styria Self Storage  
Martin County, FL



LEGEND

- FIR- FOUND IRON ROD  
FMON- FOUND CONCRETE MONUMENT  
FRC- FOUND IRON ROD AND CAP  
FPC- FOUND PIPE AND CAP  
SRC- SET 5/8"x18" IRON ROD AND CAP, LS 5932  
ORB- OFFICIAL RECORDS BOOK  
DB- DEED BOOK  
PG- PAGE  
TYP- TYPICAL  
FDOT-FLORIDA DEPARTMENT OF TRANSPORTATION  
S.R.-STATE ROAD  
ESMT- EASEMENT  
M -MEASURE  
C -CALCULATED  
CCB -CONCRETE BLOCK  
CBS -CONCRETE BLOCK AND STUCCO
- ☒ -ELECTRIC TRANSFORMER  
☼ -LAMP POST  
⚡ -WOOD POWER POLE  
⊙ -SANITARY MANHOLE  
☼ - PINE TREE, DIAMETER AS NOTED  
✱ - CABBAGE PALM TREE, DIAMETER AS NOTED  
☼ - TREE UNKNOWN SPECIES, DIAMETER AS NOTED  
☼ - OAK TREE, DIAMETER AS NOTED

SURVEYORS NOTES

- 1) THE NORTH LINE OF TRACT 4 IS TAKEN TO BEAR N 666°07'31" E, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2) SUBSURFACE ENCROACHMENTS, IF ANY, WERE NOT LOCATED OR SHOWN HEREON.
- 3) SUBSURFACE IMPROVEMENTS, OTHER THAN THOSE SHOWN, IF ANY, WERE NOT LOCATED OR SHOWN HEREON.
- 4) ONLY PERMANENT STRUCTURES WERE LOCATED AS PART OF THIS SURVEY.
- 5) TREES DIMENSIONS AS SHOWN ARE DIAMETER AS MEASURED AT BREAST HEIGHT.
- 6) LAST DATE OF FIELD SURVEY: NOVEMBER 28, 2017.

Parcel A

That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

Parcel B

The South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, less that portion lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

ALL CONTAINING 3.36 ACRES MORE OR LESS.

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DATE	BY	REVISIONS

Date: 11/29/17  
Scale: 1"=40'  
Comp. By: TP  
Check By: TP  
Field By: TP  
F.B.: MISC 5  
Page: 74  
Field Date: 11/28/17

SURVEYOR AND MAPPER'S SIGNATURE  
1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.  
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.  
TED E. PHILLIPS, PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA NO. 5932

**TEPHILLIPS, LLC**  
102 SW Parish Terrace  
Port St. Lucie, Florida 34984  
(772)359-7023  
State of Florida License No. LS 5932, LB 8079

**TREE LOCATION SURVEY**  
FOR  
**EXTRA SPACE STORAGE**  
MARTIN COUNTY, FLORIDA

SPECIFIC PURPOSE SURVEY PREPARED FOR:  
**BALDWIN-HOWELL**  
**PROPERTIES**

PROJECT No:  
**17-004**  
SHEET  
**1 OF 1**