



May 29, 2018

Hand Delivery

Catherine Riiska, Principal Planner
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: BH Storage Stuart- Major Revised Final Site Plan
Project Number: S181-006
Our Ref. #17-425

Dear Catherine:

Please accept this correspondence as our formal resubmittal in response to the staff comments dated February 16, 2018. Please find enclosed the original resubmittal packet containing the revised documents and plans referenced below, a CD with PDF copies of the resubmitted materials, and an additional copy of the 24 x 36 plans. The enclosed revised materials are listed as follows:

- Revised Final Site Plan, and electronic copy of same;
- Landscape Plan;
- Photometric plans;
- Signed & sealed boundary survey, and electronic copy of same;
- Signed & sealed topographic survey, and electronic copy of same;
- Division of Corporation's summary for 5051, LLC;
- Project narrative;
- Unity of Title;
- Parking Rate Adjustment request;
- Signed & sealed Traffic Impact Statement;
- Letter from Toyota of Stuart opposing interconnectivity;
- Fire Access Plan (11 x 17 reduction);
- Signed & sealed Stormwater Report;
- Signed & sealed construction plans;
- Architect's Design Narrative; and
- Signed and sealed architectural elevations and floor plans.

Itemized responses:

- A. Application information**
Agree.
- B. Project description and analysis**
Noted.
- C. Staff Recommendation**
Noted.

D. Review Board action

Noted.

E. Location and site information

Noted.

F. Determination of compliance with Comprehensive Growth Management Plan requirements
Unresolved Issue:

Item #1

Staff is unable to verify that the current project design meets this requirement for buildings, or portions of buildings, located within the COR land use portion of the site. Please submit revised architectural elevations and renderings and explain how the building design meets the requirements of Policy 4.13A.8.(1)(a), CGMP, Martin County, Fla. (2018).

Response:

Please see the enclosed architectural narrative and revised architectural elevations explaining how the building meets the requirements of Policy 4.13A.8.(1)(a), CGMP, Martin County, Fla. (2018).

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements:

Unresolved Issue:

Item #1

Please provide documentation to demonstrate the signatory authority of John Staluppi to represent the land owner known as 5051, LLC

Response:

Information from the Division of Corporations regarding 5051, LLC has been provided which shows John Staluppi as a managing member.

Item #2

Please include the Parcel Control Number(s) of the subject site on all surveys.

Response:

The parcel control numbers have been provided on the surveys.

Item #3

Please provide revised architectural elevations that demonstrate the following:

1. Please show the boundary between the split land use and split zoning on the horizontal axis of the north and south architectural elevations to demonstrate that the height standard for each is met.

2. Please demonstrate how the buildings, or portions of buildings, meet the standards for specific uses for a residential storage facility set forth in Section 3.94.B, LDR, Martin County, Fla. (2002). Based upon the submitted elevations, the buildings do not appear to be designed in appearance to blend harmoniously with residential structures.

Response:

Updated elevations have been provided which demonstrate the split land use and compliance with the height requirement. The elevations demonstrate the proposed building, and through the on-going coordination with Development Review Staff, it has been determined that the revised elevations blend harmoniously with the surrounding community.

Item #4

The applicant has provided a building coverage for the entire site. However, the site has a split land use and split zoning which have different standards for maximum building coverage. General Commercial allows a maximum building coverage of 60% and COR allows a maximum building coverage of 40%. Please demonstrate compliance by providing a building coverage table by land use providing both the maximum allowable and proposed building coverages.

Response:

An updated table showing the building coverage has been provided.

Item #5

Please revise the building data table to also account for the proposed one-story structures in the "Stories" category, which currently only cites three stories.

Response:

The building data table has been updated to account for the proposed one-story storage buildings.

Item #6

Please update the referenced year on the draft unity of title to 2018.

Response:

The draft unity of title has been updated to reference the year 2018.

H. Determination of compliance with urban design and community redevelopment requirements

Commercial Design

Item #1.1

Please label each floor plan and elevation drawing of the proposed buildings with the same name as they are shown on the Site Plan

Response:

The floor plans and elevation drawings have been la

Item #1.2

Please indicate with a dashed line on the floor plan and site plan the location of the required design element that provides protection from the elements.

Response:

The required

Item #1.3

Please label on the proposed Site Plan the required square footage of Patio/Pedestrian Arcade.

Response:

The site plan has been labeled with the required square footage.

Item #2

The west façade located along SE Federal Highway is considered a primary façade. Please label on primary façade the proposed materials and colors.

Response:

The proposed materials and colors have been labeled on the final site plan.

Item #3

Please provide the height and location of the proposed light fixtures.

Response:

An updated photometric plan has been provided which shows the location and the mounting height of the proposed fixtures.

Item #4

Please show on the elevation drawings the location of any roof mounted equipment including air conditioning units and ductwork

Response:

The elevations have been updated to show how the roof mounted equipment will be shielded from view.

I. Determination of compliance with the property management requirements

Not applicable.

J. Determination of compliance with environmental and landscaping requirements

Environmental

Unresolved Issues:

Item #1:

The environmental assessment states that existing natural upland areas may contain upland habitat, but the areas are interspersed and not large enough to meet the county's minimum preserve standards. Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment. Please be aware that additional information may be required to meet the county's environmental regulations depending on the outcome of the inspection.

Response:

A meeting was held on site and County staff concurs with the environmental assessment.

Landscape

Item #1:

Sod areas have not been identified or quantified. The Water Efficiency Table states that less than 51% of the landscape area is sod but without square footage of sod provided that cannot be verified. Table also claims credit for 50% more shade trees in the vehicular use area but only 1 extra tree over the required trees for the vehicular use area has been provided

Response:

The landscape plan has been updated to show the proposed sod area. The table on the landscape plan has been adjusted.

Item #2:

15" RCP drainage pipe is located in the divider median and the Type 3 buffer.

Response:

The site plan has been reconfigured and no drainage pipe is located within the divider median and the Type 3 buffer.

Item #3:

The Type 3 buffer is shown as establishing 552 shrubs. The quantity to be provided for this buffer should be 34 shrubs per 300 sf which would equal 2128 shrubs. Revise plans to demonstrate compliance.

Response:

The Type 3 buffer shrub quantities have been updated.

Item #3:

The landscape plans/Tree Inventory plan is not consistent with the construction clearing plans as to which trees are being protected. Review plans for consistency.

Response:

The plans have been updated to be consistent.

K. Determination of compliance with transportation requirements

Item #1.1:

The trip generation rate unit of measure will be the same as the unit of measure adopted in the Martin County development impact fee update study. [Martin County, Fla., LDR Article 5, Division 3, Section 5.63.A. (2009)]

Response:

The trip generation rate in the revised Traffic Statement letter has been revised to ksf as requested

Item #1.2:

An analysis, including traffic distribution and assignment, of all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least two percent of the level of service capacity as identified in the most recent Martin County annual concurrency report. If no links are impacted at the two percent or greater level, the analysis will consider the first directly accessed road on the major road network. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5 (2009)]

Response:

The Traffic Statement letter has been revised to meet the above referenced LDR.

L. Determination of compliance with surveying requirements

Not applicable.

M. Determination of compliance with engineering requirements

Unresolved issues:

Item #1.1

Provide a traffic control, signage, and pavement marking plan

Response:

We have provided revised plans showing the onsite signage and pavement marking with the horizontal control plan as requested.

Item #1.2

Provide a right-in turn lane for the existing driveway connection on SR-5 (SE Federal Highway). The change in grade from the cross slope of SR-5 (SE Federal Highway) to the new driveway may require a rider comfort curve.

Response:

The revised plans include a right turn lane on SR-5 and the entrance driveway profile slope has been reduced.

Item #1.3

Show Right of Way limits for Brook Street. It is unclear if there are any improvements within the SE Brook Street Right of Way.

Response:

The revised plans show the Right-of-Way limits for Brook Street based on the updated survey information.

Item #1.4

Identify the existing roadway culvert along SE Federal Highway.

Response:

The roadway culverts along SR-5 have been identified on the revised plans based on the updated survey information.

Item #2.1

The number of parking spaces provided (45) is inconsistent with the 44 spaces noted within the parking requirements on the Final Site Plan.

Response:

The parking is consistent and a parking rate modification request is included.

Item #2.2

The 2-foot parking overhang label points to a stormwater grate on the Final Site Plan.

Response:

The site plan has been updated.

Item #2.3

Provide appropriate pavement marking for the north-eastern corner of the paved area to discourage parking.

Response:

Pavement markings added to the NE and SE corners of the pavement area to discourage parking as requested.

Item #2.4

Provide 4 loading spaces. For uses containing 20,000 square feet of floor area or more, each loading space shall be not less than 12 feet in width and 50 feet in length.

Response:

The loading spaces have been provided on the site plan.

Item #2.5

All parking spaces shall provide a minimum ten-foot width and 20-foot depth.

Response:

The parking spaces provided are 18' in depth with a 2' overhang.

Item #2.6

All sidewalks constructed within a development shall be six-foot wide.

Response:

All sidewalks are 6' in width.

Item #2.7

Provide a traffic control, signage, and pavement marking plan

Response:

We have provided revised plans showing the onsite signage and pavement marking with the horizontal control plan as requested.

Item #2.8

Provide appropriate crosswalk striping based on whether a mid-block or stop controlled condition is proposed.

Response:

The crosswalk pavement markings are labeled on the revised plans.

Item #2.9

As discussed during the pre-application meeting on June 22, 2017, a cross access connection to the abutting developed sites is required per Section 4.8.45.D. Provide the cross access connection or supporting documentation as to why the applicant finds that this would be impractical. The decision body could find the cross connections would be impractical if they impend on the public's safety and/or security.

Response:

The property to the north is inaccessible due to the FDOT ditch. The property to the south is Treasure Coast Toyota and they do not want cross access between the properties to protect their inventory of cars (see enclosed letter from Toyota of Stuart).

Item #3.1

Show a legend for the line types on the Final Site Plan.

Response:

A legend has been provided on the revised final site plan.

Item #3.2

Remove all utilities from the Final Site Plan.

Response:

All utilities have been removed from the revised final site plan.

Item #3.3

Show FDOT easement on Construction Plans.

Response:

The FDOT easement has been shown on the construction plans.

Item #3.4

The Final Site Plan appears to have duplicate line work for the western top of bank of the retention area. Distances are measured from different points than the Construction Plan in this area.

Response:

The duplicate line work has been removed.

Item #3.5

Provide a Horizontal Construction Plan within the Construction Plans for clarity. The horizontal control plan may be combined with the Traffic Control, Markings and Signage Plan.

Response:

A horizontal construction plan has been provided.

Item #4.1

A pre-development basin map was referenced in the stormwater report, but was not included.

Response:

The reference to a Pre-Development basin has been removed from the Engineering Report, as further explained in the response to item 2 that follows.

Item #4.2

Submit a pre and post development drainage map of the basin or basins within which the development lies. All basins and the sizes of the basins in acres must be shown. The outlines and sizes in acres of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Flow paths shall be indicated throughout, including final outfalls from the development and basins.

Response:

We have updated the post development drainage map for the site plan revisions proposed in this submittal. Regarding the pre-development drainage map, we have attached some applicable pages from the Salerno Creek Retrofit Drainage Study prepared by Creech Engineers for Martin County in 2000, and added emphasis to show the location of this project.

Item #5.1

The pre-development basin map must include any off-site flows passing through site

Response:

There are no off-site flows passing through the project site as confirmed by site inspections, and review of the topographic survey and the Salerno Creek Retrofit Drainage Study prepared for Martin County.

Item #5.2

Provide an analysis of the pre-development runoff rate. The narrative describes a pre development max discharge rate of 11.38 cfs for the 3.36 acre site (3.38 cfs/acre). Historical data has shown a pre-development runoff rate of 0.10 to 0.20 CFS/acre to be reasonable.

Response:

We extracted the pre-development runoff rate for the project site from the Salerno Creek Drainage Study and determined the runoff rate from this study to be 2.48 cfs. We used this pre-development runoff as a maximum for our post development design.

Item #5.3

Provide documentation that this site has legal positive outfall into the existing FDOT ditch.

Response:

As evident from the existing topography as noted by survey and site visit, as well as documentation in the Salerno Creek study – the site clearly has water rights to continue to drain/outfall into this existing FDOT ditch.

Item #5.4

Provide documentation for tailwater conditions of FDOT ditch.

Response:

The 25-year design storm water (tailwater) elevation is 13.95, according to the Salerno Creek study (see the peak stages for each storm in Table 3). These same tailwater elevations are also shown in the table titled Design Elevations on page 6 of our revised report.

Item #6.1

The Soil Storage and CN used in Exhibit 4.3 are inconsistent with Volume IV of the SFWMD ERP Manual

Response:

We have corrected the Soil Storage and the CN for the project. We have estimated the wet season ground water at an elevation of 14.25, and with the average open space / pervious area elevation of 17.25, the depth to the water table (DWT) is 3.0. Therefore, according to the SFWMD ERP Volume 2, the undisturbed water storage = 6.6", and then with a 25% reduction, the water storage with soil compaction = 4.95".

Item #6.2

Staff is accustomed to reviewing stormwater modeling in Cascade or ICPR, please provide an explanation as to how basin data is input into the Autodesk Storm and Sanitary Analysis modeling program.

Response:

The Autodesk Storm and Sanitary Sewer Analysis program is an advanced storm water modeling program package. The model uses the SFWMD 24 and 72 hour rainfall distributions and the Santa Barbara Unit Hydrograph. Though this program is capable of analyzing/routing interconnected ponds, this project is analyzed as a single basin with one retention (storage facility) and one outfall control structure into a single outfall.

- a. Provide the input data for the stage storage of the sub-basins.

Response:

The input data for the stage storage is the elevation and CF volume derived from the stage volume table in the Storage Characteristics (Exhibit 4.3).

- b. Provide an explanation as to how the stage storage for the site are input into the stormwater models.

Response:

The CF volume amounts were entered into a depth vs. volume table for the Site Grading.

- c. Provide an explanation as to how the nodes are connected (node diagram).

Response:

The basin characteristics with the applicable rainfall links to the Site Grading, which outfalls through a weir configured per the plan details and outfalls into the existing FDOT ditch. The report identifies the water elevations estimated for the ditch under each of the applicable storms according to the Salerno Creek study. In all cases, the water elevation in the ditch is below the retention bottom elevation of 16.0.

- d. Provide simulation results

Response:

We have provided the most complete output available from this modeling program, and have highlighted the critical information determined for each storm event routing analysis. We have also provided several screen shots to demonstrate the input windows for the package and applicable to this model.

Item #6.3

The Minimum Finished Floor elevation was routed as 18.72'NAVD. What is the purpose of setting the Minimum finished floor at 20.93'NAVD? Lowering the finished floor elevation would reduce the overall fill needed for the site.

Response:

The new 100 YR – 3 Day storm event peak elevation = 18.85, and the project Finished Floors are 19.36 and 19.56 to accommodate the grading necessary to direct runoff for the paving configuration proposed with this application. The lowest Finished Floor is 0.51' higher than the minimum Finished Floor or 18.85. The grading for this project provides a much lower profile design than the previous concept, thereby significantly reducing the fill needed for the project.

Item #6.4

The difference between the max stage for the 10 year - 1 day storm and the 100 year - 3 day storm is only 0.42 feet. This seems too close based on the difference in the storm intensity and duration.

Response:

The difference in the current design with the 10 YR – 1 Day maximum stage of 17.86, and the storm stage of 18.85 for the 100 YR – 3 Day, is in essence 1', because of the regrading of the site and improved site storage.

Note: Independent analysis of the stage storage indicates that a zero discharge of the 100 YR – 3 Day storm (15" rainfall) over the site yields a high water elevation of 19.75. Although this is not applicable considering the Salerno Study determined a peak outfall ditch elevation of 15.23, which is less than the retention bottom elevation of 16.0 – off-site conditions do not control/restrict the project outfall such that a zero discharge is over conservative.

Item #6.5

Determination of compliance with the stormwater attenuation requirements is being deferred until the above requested information is provided

Response:

Acknowledged the updated drainage report satisfies the attenuation requirements.

Item #7.1

Hardpan removal and fill material notes on plan must be consistent with the recommendations of the geotechnical report.

Response:

We have provided a retention area excavation & backfill note on the plans as directed in the soils report, as follows:

Excavate retention area bottom, remove approximately 4' deep hardpan layer starting at approx. 3' below existing grade (see Geotechnical report). Fill with clean fine sand to retention bottom elevation. Backfill in the retention area should consist of free-draining sandy materials with fines content less than 5 % by dry weight passing U.S. #200 sieve. The backfill should be placed in level lifts of 12 -18 inches and receive some measure of compaction which can be accomplished by overlapping paths of loaded front-end loader.

Item #7.2

Demonstrate that the fill utilized in the removal of the hardpan layer has a minimum hydraulic conductivity equal to or better than the existing soils.

Response:

Based on the note on the plans mentioned above per the Geotechnical report, the proposed material should be a free-draining sandy materials with fines content less than 5 % by dry weight passing U.S. #200 sieve. The hydraulic conductivity of the proposed type of material should be at worst 10 ft/day. Converting the two test samples results and applying the recommended safety factor yields existing hydraulic conductivity amounts of approximately 3.2 and 3.9. Therefore, the worst case of the proposed sandy material is a 250% – 300% improvement.

Item #7.3

Provide details for proposed sump at dry retention area

Response:

The revised plans provide details of the sump area as requested.

Item #7.4

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

Response:

A Skimmer has been added to the revised control structure detail.

N. Determination of compliance with addressing and electronic file requirements

Found in compliance.

O. Determination of compliance with utilities requirements

Water and Wastewater Service

Item #1

Drawings Must Be Approved

The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements.

Response:

Noted.

Item #2

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

Response:

Noted.

Wellfield and Groundwater Protection

Found in compliance.

**P. Determination of compliance with fire safety and emergency preparedness requirements
Fire Prevention**

Item #1

Please demonstrate turning capabilities for emergency apparatus with an inside radius of 25 and an outside radius of 45.

Response:

Please reference the included Fire Access Plan demonstrating compliance.

Q. Determination of compliance with ADA requirements

Unresolved issues:

Item 1:

Two ADA parking spaces are required when there are 44 total parking spaces. Also add to Parking Requirements.

Response:

The number of parking spaces has been reduced to require only one ADA space.

Item 2:

Correct color of striping (one arrow points to a line that should be white but it states blue.

Response:

The striping color has been corrected.

Item 3:

Show the width of accessible route connecting to perimeter sidewalk.

Response:

The width of the accessible route has been provided on the site plan.

Item 4:

Need to show all accessible entrances (at least 60% need to be accessible)

Response:

All accessible entrances have been identified on the site plan.

Item 5:

Show detectable warnings at vehicular crossing.

Response:

Detectable warnings have been provided.

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

Not applicable.

S. Determination of compliance with legal requirements

Review ongoing.

T. Determination of compliance with adequate public facilities requirements

Noted.

U. Post-approval requirements

Noted.

V. Local, State and Federal Permits
Noted.

W. Fees
Noted.

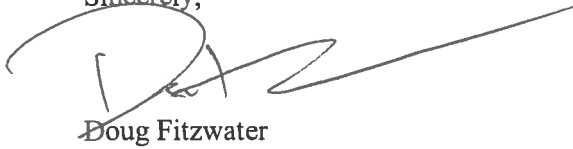
X. General application information
Noted.

Y. Acronyms
Noted.

Z. Attachments
Noted.

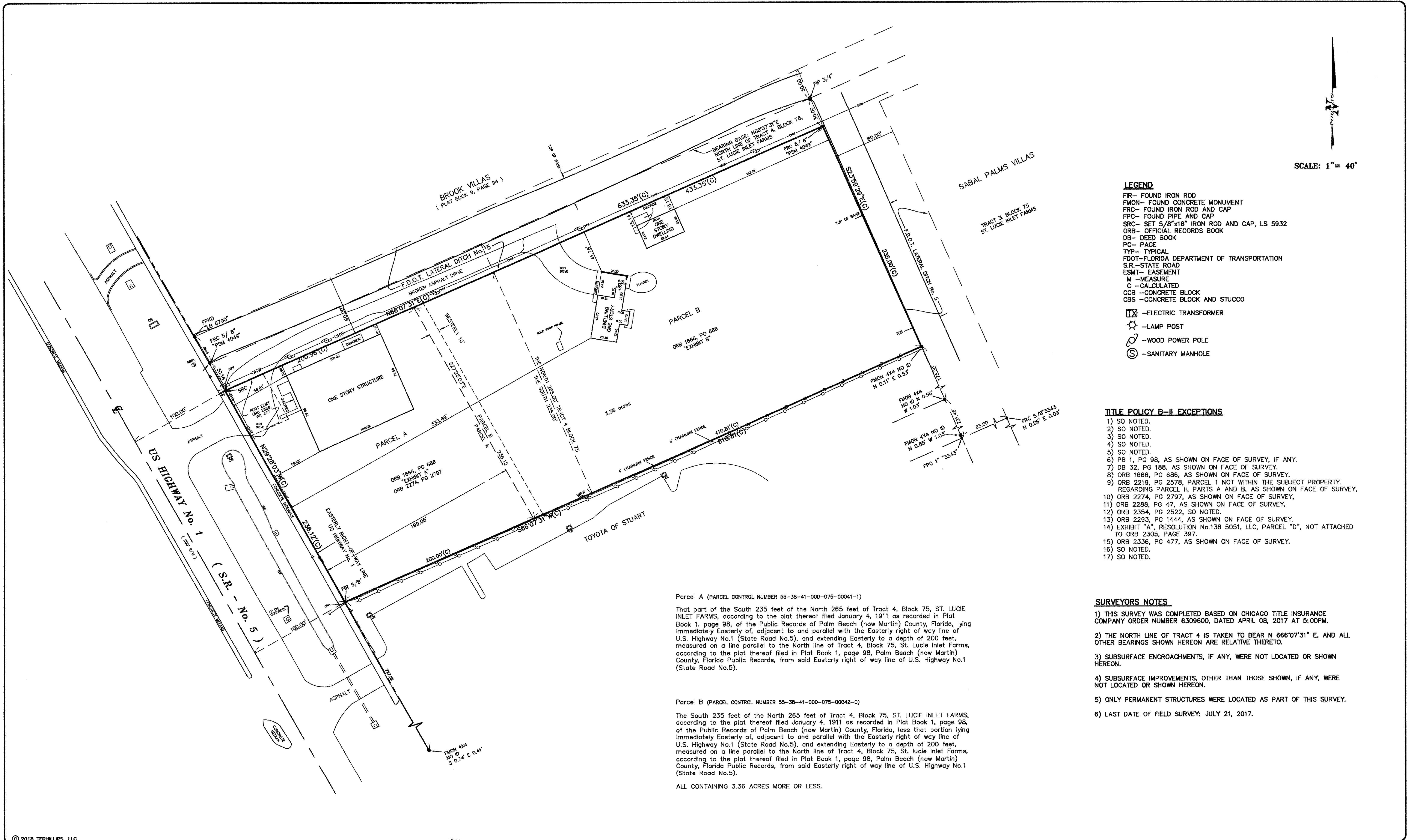
Please feel free to contact me if you have any questions or need any additional materials.

Sincerely,

A handwritten signature in black ink, appearing to read 'Doug Fitzwater', with a long horizontal stroke extending to the right.

Doug Fitzwater

Copy to team



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

TITLE POLICY B-II EXCEPTIONS

- 1) SO NOTED.
- 2) SO NOTED.
- 3) SO NOTED.
- 4) SO NOTED.
- 5) SO NOTED.
- 6) PB 1, PG 98, AS SHOWN ON FACE OF SURVEY, IF ANY.
- 7) DB 32, PG 188, AS SHOWN ON FACE OF SURVEY.
- 8) ORB 1666, PG 686, AS SHOWN ON FACE OF SURVEY.
- 9) ORB 2219, PG 2578, PARCEL 1 NOT WITHIN THE SUBJECT PROPERTY.
- 10) ORB 2274, PG 2797, AS SHOWN ON FACE OF SURVEY.
- 11) ORB 2288, PG 47, AS SHOWN ON FACE OF SURVEY.
- 12) ORB 2354, PG 2522, SO NOTED.
- 13) ORB 2293, PG 1444, AS SHOWN ON FACE OF SURVEY.
- 14) EXHIBIT "A", RESOLUTION No.138 5051, LLC, PARCEL "D", NOT ATTACHED TO ORB 2305, PAGE 397.
- 15) ORB 2336, PG 477, AS SHOWN ON FACE OF SURVEY.
- 16) SO NOTED.
- 17) SO NOTED.

SURVEYORS NOTES

- 1) THIS SURVEY WAS COMPLETED BASED ON CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 6309600, DATED APRIL 08, 2017 AT 5:00PM.
- 2) THE NORTH LINE OF TRACT 4 IS TAKEN TO BEAR N 666°07'31" E, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 3) SUBSURFACE ENCROACHMENTS, IF ANY, WERE NOT LOCATED OR SHOWN HEREON.
- 4) SUBSURFACE IMPROVEMENTS, OTHER THAN THOSE SHOWN, IF ANY, WERE NOT LOCATED OR SHOWN HEREON.
- 5) ONLY PERMANENT STRUCTURES WERE LOCATED AS PART OF THIS SURVEY.
- 6) LAST DATE OF FIELD SURVEY: JULY 21, 2017.

Parcel A (PARCEL CONTROL NUMBER 55-38-41-000-075-00041-1)

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, 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).

Parcel B (PARCEL CONTROL NUMBER 55-38-41-000-075-00042-0)

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
5/18/18	TP	ADD PARCEL CONTROL NUMBERS

Date: 10/23/17
Scale: 1"=40'
Comp. By: TP
Check By: TP
Field By: TP
F.B. MISC 5
Page: 34
Field Date: 7/21/17

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

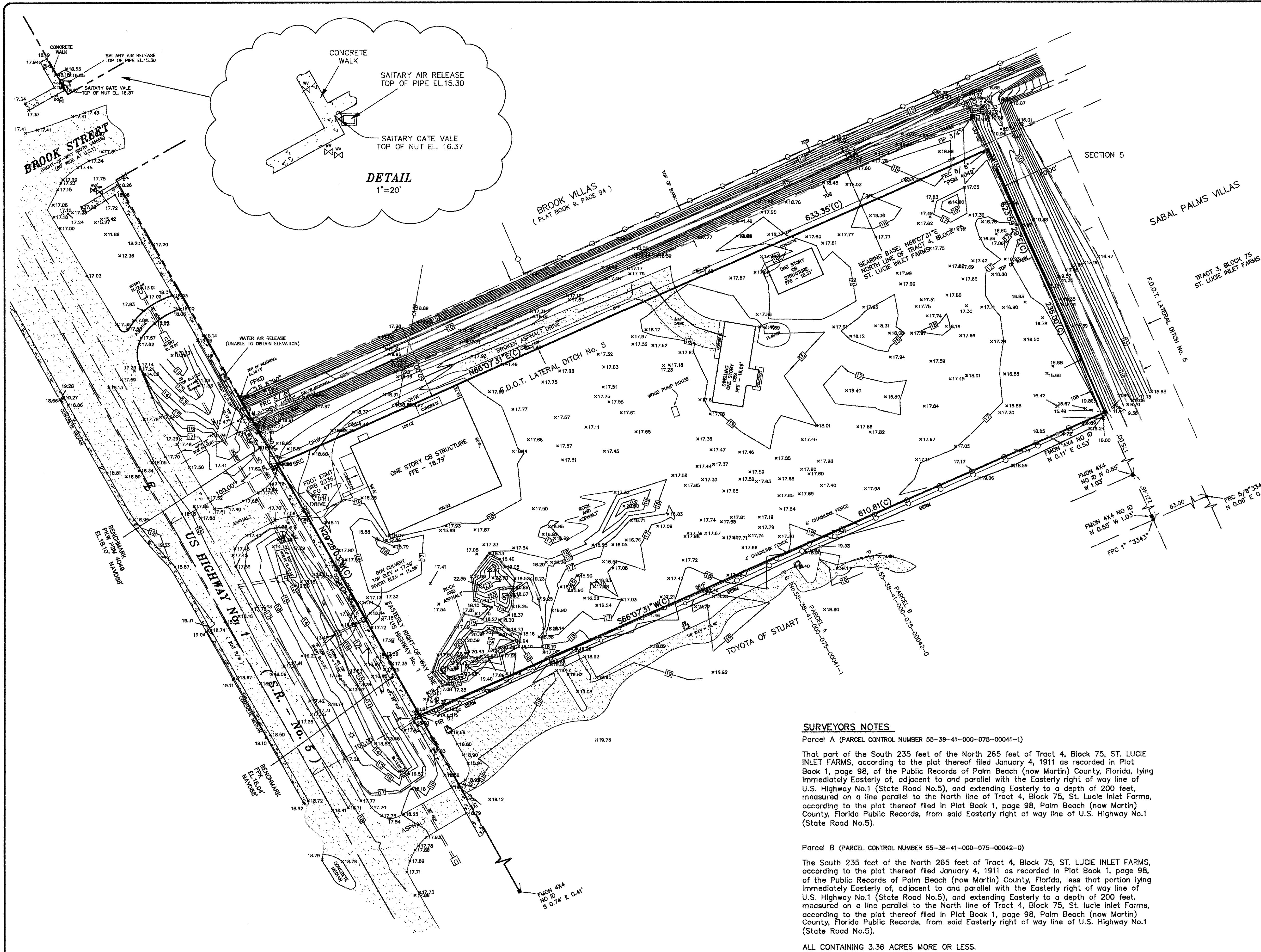
102 SW Parish Terrace
Port St. Lucie, Florida 34984
(772)359-7023
State of Florida License No. LS 5932, LB 8079

**BOUNDARY SURVEY
FOR
EXTRA SPACE STORAGE
MARTIN COUNTY, FLORIDA**

PREPARED FOR:

**BALDWIN-HOWELL
PROPERTIES**

PROJECT No:
17-004
SHEET
1 OF 1



SCALE: 1"= 40'

LEGEND

- FIR- FOUND IRON ROD
- FMON- FOUND CONCRETE MONUMENT
- FRC- FOUND IRON ROD AND CAP
- FPC- FOUND PIPE AND CAP
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- CCB -CONCRETE BLOCK
- CBS -CONCRETE BLOCK AND STUCCO
- WPP- WOOD POWER POLE
- CPP- CONCRETE POWER POLE
- [Symbol] -ELECTRIC TRANSFORMER
- [Symbol] -LAMP POST
- [Symbol] -WOOD POWER POLE
- [Symbol] -SANITARY MANHOLE
- [Symbol] -DRAINAGE MANHOLE
- [Symbol] - CONTOUR ELEVATION

SURVEYORS NOTES

- 1) THE NORTH LINE OF TRACT 4 IS TAKEN TO BEAR N 66°07'31" E, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2) ELEVATIONS SHOWN HEREON ARE BASED ON MARTIN COUNTY BENCHMARK "SAL-DOT 4" HAVING A PUBLISHED ELEVATION OF 14.49' NORTH AMERICAN VERTICAL DATUM 1988(NAVD88).
- 3) SUBSURFACE ENCROACHMENTS, IF ANY, WERE NOT LOCATED OR SHOWN HEREON.
- 4) SUBSURFACE IMPROVEMENTS, OTHER THAN THOSE SHOWN, IF ANY, WERE NOT LOCATED OR SHOWN HEREON.
- 5) ONLY PERMANENT STRUCTURES WERE LOCATED AS PART OF THIS SURVEY.
- 6) LAST DATE OF FIELD SURVEY: JULY 23, 2017.

SURVEYORS NOTES

Parcel A (PARCEL CONTROL NUMBER 55-38-41-000-075-00041-1)

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 (PARCEL CONTROL NUMBER 55-38-41-000-075-00042-0)

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
05/16/16	TEP	ADD BROOKS R/W WIDTH, AND VARIOUS PIPE SIZES
10/30/17	TEP	ADDED SPOT ELEVATIONS

Date: 10/23/17
Scale: 1"=40'
Comp. By: TP
Check By: TP
Field By: TP
F.B. MISC. 5
Page: 34
Field Date: 7/21/17

SURVEYOR AND MAPPER'S SIGNATURE
1. UNLESS IT SHOWS 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. 3653

TEPHILLIPS, LLC

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

TOPOGRAPHIC SURVEY

PREPARED FOR:

BALDWIN-HOWELL
PROPERTIES

PROJECT No:

17-004

SHEET

1 OF 1



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

5051, LLC

Filing Information

Document Number	L02000018166
FEI/EIN Number	20-8361333
Date Filed	07/18/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/19/2010

Principal Address

5051 SE FEDERAL HWY
STUART, FL 34997

Changed: 04/29/2009

Mailing Address

4461 SE FEDERAL HWY
STUART, FL 34997

Changed: 04/29/2009

Registered Agent Name & Address

SMITH, LARRY
701 US HIGHWAY ONE
SUITE 402
NORTH PALM BEACH, FL 33408

Name Changed: 04/29/2009

Address Changed: 04/29/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

MAIONE, ROBERT V
4461 SE FEDERAL HWY
STUART, FL 34997

Title MGRM

STALUPPI, JOHN

133 US HIGHWAY ONE

NORTH PALM BEACH, FL 33408

Annual Reports

Report Year	Filed Date
2015	04/06/2015
2016	03/24/2016
2017	02/17/2017

Document Images

02/17/2017 -- ANNUAL REPORT	View image in PDF format
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04/06/2015 -- ANNUAL REPORT	View image in PDF format
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04/28/2003 -- ANNUAL REPORT	View image in PDF format
07/18/2002 -- Florida Limited Liability	View image in PDF format



PROJECT NARRATIVE

BH Storage Stuart Proposed Residential Storage Facility May 24, 2018

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).

Revised Final Site Plan Application

The proposed project will consist of a 3-story, 80,025 square feet (sf), climate controlled self storage building on the frontage parcel and two 1-story, 3,600 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.

Parking Rate Adjustment Request

BH Storage Stuart

Introduction:

The applicant has submitted a revised final site plan application to construct a self-storage project on 3.36-acre commercial parcel on SE Federal Highway. The project is known as the BH Storage Stuart and will consist of 674-unit self-storage facility which will comprise a total of 88,025 sf of residential storage. The Martin County parking requirements are based on the total square feet of the proposed building, which results in a minimum parking requirement that far exceeds the parking needed for the proposed self-storage facility. The Martin County Land Development Regulations require 1 space per 1,500 sf of building area, which results in a parking requirement of 59 spaces. For sites that have a parking requirement that exceeds 51 stalls, the parking rate can be reduced by 20%. This will result in a parking requirement of 47 stalls. The storage facility is providing 17 parking stalls which is a parking reduction of 64%.

Traffic Statement:

The Traffic Statement prepared by LaConte Engineering anticipates that the peak traffic generated by the self-storage facility is 12 trips during the PM Peak Hour.

Other Local Projects:

Styria Self Storage, located on SE Gran Parkway, was first approved in August 2004 for approximately 96,536 SF of residential storage. The storage facility provides 10 parking stalls for visiting customers and there are 38 parking stalls in front of the drive-up storage bays. Within the center of the site the owner has provided parking stalls that are leased out for trailer and boat parking. Based on the analysis of the 10 dedicated parking stalls, the project provides 1 space per 9,653 sf which is greater than the parking rate of 1 space per 5,177 sf.

Conclusion:

Based on previous projects, the applicant believes that 17 parking stalls is sufficient to provide adequate parking for the proposed storage facility.

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

May 11, 2018

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

RE: **Revised - Traffic Statement for BH Storage Stuart**

Dear Mrs. Wichser:

LaConte Engineering has been retained by Baldwin Properties, Inc. to provide a traffic statement for the proposed BH Storage Stuart Storage project, as shown on the Site Plan prepared by Lucido & Associates. The proposed development is for a 674-unit Self Storage Facility with 88,025 sf of building area, located on a 3.36 ac Commercial property on US-1 in Stuart, Florida. Utilizing the ITE 9th edition KSF trip generation method for mini warehouse, this project yields less than 1% of the peak hour LOS capacity for SR-5 (US-1 Salerno to Monroe Street) or 0.39% for PM peak hour out directional volume.

Based on the ITE 9th edition trip generation rates the total trips are estimated as follows:

Proposed Use

<u>Description/ITE Code</u>	<u>Unit</u>	<u>Trip Gen Rate</u>	<u>Directional Dist.</u>	<u>Total Gen. Trips</u>
Mini Warehouse 151	KSF	2.50 Daily, 0.26 PM	PM = 50% in, 50% out	Daily 220 , PM Hour 12

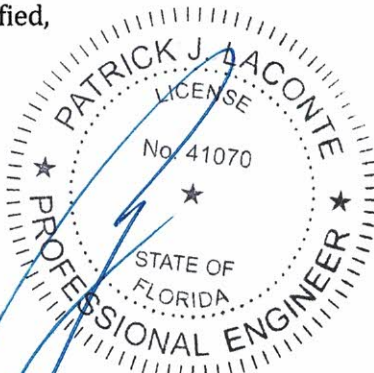
The Level of Service impacts are estimated as follows;

<u>Road Name</u>	<u>2017 Capacity</u>	<u>Project Trips</u>	<u>Traffic Impact</u>
SR-5 (US 1 Salerno to Monroe)	3,020 Peak Hour Directional	12 PM Peak Hour Direct.	0.39% Pk Hr

As can be seen, the directional peak hour traffic generated by the proposed Self Storage use is **12** trips during the PM Peak Hour, which is less than 1% of the LOS capacity for this segment of US 1. This classifies the project as de minimis impact in accordance with LDR Article 5, Division 3, Section 5.64.B.

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

Certified,



Patrick J. LaConte, P.E.
FL REG/PE #41070
LA CONTE ENGINEERING

cc: Doug Fitzwater



TREASURE COAST TOYOTA OF STUART
TOYOTA **SCION**

May 9, 2018

Mr. J.B. Baldwin
Baldwin Howell Properties, LLC
2 N. Tamiami Trail, Suite 104
Sarasota, FL 34236
Email: jonbbaldwin@gmail.com
Cell: 941-815-1595

Re: Toyota of Stuart letter of understanding with...
BH Storage (5051 SE Federal Hwy, Stuart FL 34997) Martin County, Florida

Dear Mr. Baldwin:

Per our recent conversation and follow-up site visit with your engineer Patrick LaConte (LaConte Engineering) this letter is intended to document our positions on the following:

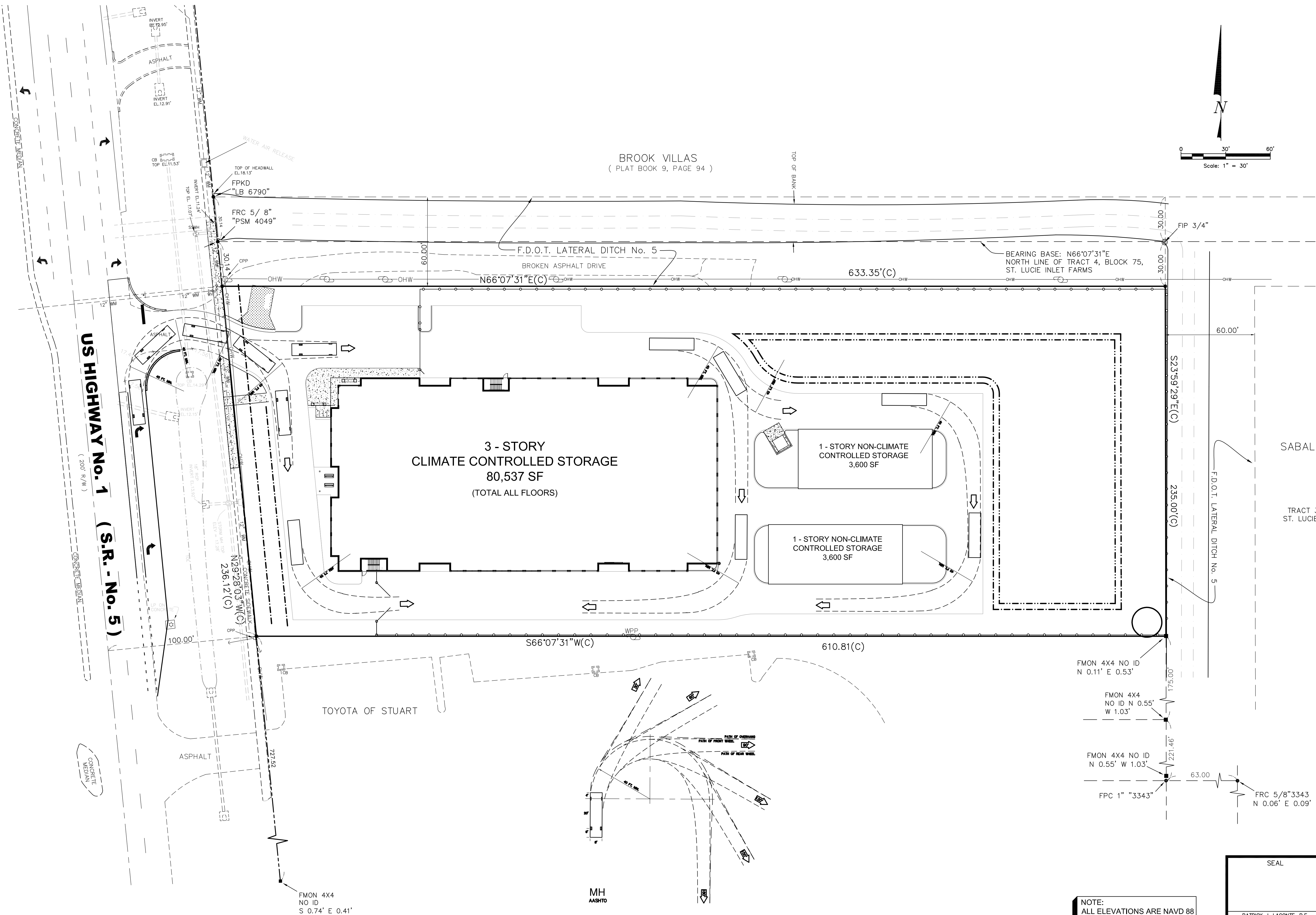
- Toyota of Stuart does not want to connect our internal parking and vehicle access areas with the proposed BH Storage project.
- Toyota of Stuart authorizes your BH Storage project to enter along our north boundary perimeter to perform construction clearing and grading transitions. We understand that the top of our perimeter berm and the existing landscaping planted by Toyota of Stuart will not be impacted by the BH Storage project, therefore maintaining the approved intent. We also understand that BH Storage will construct a new security fence just inside their property along our north boundary – therefore, the older existing fence on the Toyota of Stuart property adjacent to the new fence will be removed by BH Storage as it will no longer be needed. All construction and repairs, as necessary, in the impacted area will be at the expense of the BH Storage project.

We acknowledge that this work will not alter or impact our existing approved PUD Site Plan or permitted systems, and therefore Toyota of Stuart is willing to allow this construction to improve the perimeter conditions between our two properties.

Thank you,

Sandy Woods

Toyota of Stuart



NOTE:
ALL ELEVATIONS ARE NAVD 88
UNLESS OTHERWISE NOTED.

SEAL	SCALE 1" = 30'	DATE 10/13/2017
	DRAWN BY WAO	DESIGN BY P.JL
	DRAWING extraspacbase.dwg	
PATRICK J. LACONTE, P.E. FLORIDA REG. NO. 41070	SHEET NO.	
	1 OF 1	
DATE		

FLORIDA CA LICENSE NO. 30922

LACONTE

ENGINEERING

CIVIL ENGINEERING DESIGN & CONSULTING
2440 SE Federal Hwy, Suite J, Stuart, Florida 34994 (772) 215-0354

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

FIRE ACCESS PLAN

BH STORAGE STUART

FLORIDA

MARTIN COUNTY

SABAL
TRACT 3
ST. LUCIE

Engineering Report

& APPENDIX

MARTIN COUNTY SITE PLAN REVIEW

ENGINEERING CALCULATIONS & SUPPLEMENTARY DOCUMENTS

SUPPORTING A SURFACE WATER MANAGEMENT SYSTEM

FOR

BH Storage Stuart

STUART (MARTIN COUNTY), FLORIDA

Baldwin Howell Properties, LLC

2 N. Tamiami Trail, Suite 104

Sarasota, FL 34236

(941) 815-1595

November 5, 2017

Revised

May 15, 2018

Prepared By:

Patrick J. LaConte, PE

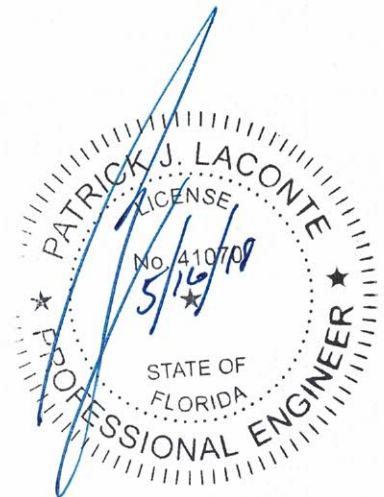
FL REG #41070



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Engineering Report

& APPENDIX

MARTIN COUNTY SITE PLAN REVIEW

ENGINEERING CALCULATIONS & SUPPLEMENTARY DOCUMENTS

SUPPORTING A SURFACE WATER MANAGEMENT SYSTEM

FOR

BH Storage Stuart

STUART (MARTIN COUNTY), FLORIDA

Baldwin Howell Properties, LLC

2 N. Tamiami Trail, Suite 104

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2	FLOOD INSURANCE RATE MAP
3	Drainage Study for the Salerno Creek Retrofit
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CERTIFICATION STATEMENT

FS 471.025 and FAC 61G15-23.002

In accordance with F.S. (Florida Statutes) Chapter 471.025 Seals, and
FAC (Florida Administrative Code) 61G15-23.002 Seal, Signature and Date Shall Be Affixed.

I hereby certify that I (or my agent) have visited and examined/reviewed this site and attest that I
am in responsible charge of the preparation of this design & analysis report, and that it has been
prepared in accordance with accepted and good engineering practice.

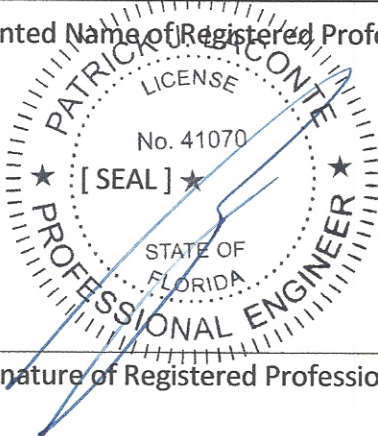
Prepared by:



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Patrick J. LaConte, PE License No. 41070

Printed Name of Registered Professional Engineer



Signature of Registered Professional Engineer

State Registration No. PE License No. 41070

Date

5/16/18

BH STORAGE STUART

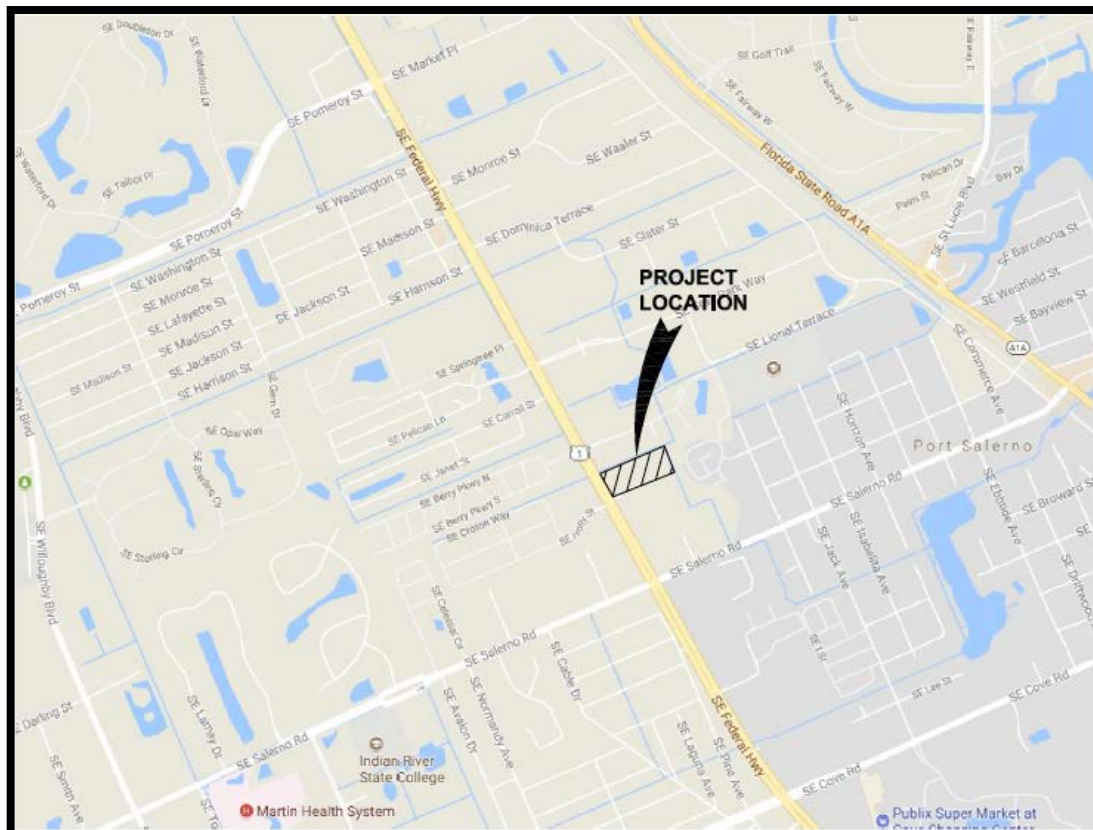
SURFACE WATER MANAGEMENT REPORT

May 28, 2015

Project Summary

The BH Storage Stuart project consists of 3.36 acres with frontage on US1, located on the North side of the Toyota of Stuart dealership on US 1 just North of Salerno Road. Over 30 years ago the site was developed and used for a small manufacturing facility called Decker Industries. An Environmental Assessment was recently completed by AAEC, which found no contaminants present at the site. Currently the Site is used as a Single-Family Residence with a house and garage located on the project. The site has a FDOT Lateral Ditch bordering its North and East property lines and is primarily flat with stormwater surface runoff discharging into the lateral ditch in various locations.

The proposed improvements for this project include approximately 650 self-storage units surrounded by asphalt pavement and a dry retention area for stormwater management of runoff. Refer to the map below for the project location.



LOCATION MAP

Location – Hanson Grant (Section 26, Township 38 S, Range 41 E), Martin County, FL.

Project Drainage System

This 3.36-acre site will be developed into a residential storage facility surrounded by paved access and perimeter open/green space. A dry retention area will collect all the stormwater from the facility. The dry retention area will provide the required water quality storage and the runoff attenuation along with the site grading.

Pre-Development

Existing ground elevations on the site generally vary between 16-ft NAVD to 19-ft NAVD. The existing conditions of the site have been reviewed and the existing topography and drainage patterns indicate the generally flat site drains primarily to the FDOT drainage ditch on the north and east perimeter.

The project property and the FDOT ditch are within the Salerno Creek basin according to the **Drainage Study for the Salerno Creek Retrofit** prepared by Creech Engineers for Martin County in 2000 (see Appendix). According to the study, this project is within the 43.8-acre Sub-basin B5-01A. This sub-basin also includes the adjacent Brook Villas and Crystal Lake Apartments, and a portion of the Toyota of Stuart adjacent to the south of this project. According to the Salerno Creek study, the basin wide average discharge is 0.68 CFS per acre for the 25-year storm event, which is comparable with 0.76 CFS/acre from a prior study of the basin (in 1984 by PBS&J). The ICPR results for the 25 YR Existing Condition indicate that the peak flow in the FDOT ditch after the inflow from this sub-basin is 130.34 CFS on Link R5-16, and immediately upstream of the inflow the ditch flow is 84.08 CFS on Link R5-18, therefore, it can be deducted that this sub-basin contributes $130.34 - 84.08 = 46.26$ CFS at the time of the ditch peak flow. On average, that yields 46.26 CFS / 43.8 acres, or 1.06 CFS/acre.

Permit Research

The site does not have any water management permits. However, permit information was discovered for the Brook Villas and Crystal Lake Apartments and the Toyota of Stuart projects surrounding this project and within the same Salerno Creek sub-basin. Other projects within this sub-basin are (from North to South along US 1) the Sky King Fireworks, Bennett Auto Supply, Treasure Coast Harley Davidson and Carpet Selections. We were able to determine that 4 acres of Brook Villas contributes no discharge for the 25-year design storm, and Crystal Lake is permitted with an allowable 0.79 CFS/acre. Therefore, rather than the apply the apparent peak flow of 1.06 CFS for this sub-basin (see above), we applied the overall 0.68 CFS/acre from the 1984 study to the 43.8-acre sub-basin to conclude that the existing discharge from the subject project site for the 25-year design storm is 0.74 CFS per acre or 2.48 CFS.

Soils and Water Table

A site-specific soils report (see Appendix) was prepared by Anderson Andre Consulting Engineers (AACE) and was referenced to determine the Wet Season Water Table (WSWT) identified in this report. The report mentions that the water table was encountered in a range of 2.5' to 4.5' below ground with the variation attributed to the variation in site elevations. The report also estimates the wet season water table at approximately 1' to 2' higher. On that basis we specifically referred to the test locations in the location of the dry retention area and estimate that the wet season water table is at an elevation of 15-ft NAVD.

According to the soils report, the water table is perched, and we will over excavate the retention area as recommended in the report to remove the confining hard pan layer. This approach will result in a lowered water table that is more consistent with the water table in the ditch. According to the Salerno Creek study, the maximum water table in the ditch for the 25-year storm is 13.95 – therefore, we conservatively estimate the un-confined water table for the project at 14.25.

Post Development

The proposed grading design for the site directs all internal runoff from the buildings and pavement development towards a perimeter swale. The runoff is collected in the perimeter swales and spills into the dry retention area at the rear of the property. Please refer to the construction plans for details of the paving, grading and drainage design.

The proposed stormwater retention area has the capacity to store the required water quality volume. The system was designed such that the outfall controls the project discharge rates and volumes consistent with predevelopment conditions for the 25-year/3-day design storm, as can be seen in the following table.

Discharge Rates & Comparisons		
- Storm Event	- Rainfall (in)	<u>Total Site</u> Max Discharge (cfs)
10 year - 1 day	7.00	1.11
25 year - 3 day	12.00	2.45
<i>Pre-Development</i>		2.48
100 year - 3 day	15.00	2.84

The stormwater analysis also establishes the minimum elevations for the project, and, all plan design is well within conformance with the limits determined as can be seen in the following table.

Design Elevations				
- Storm Event	- <i>Criteria</i>	Min. Plan Elevations (NAVD)	<u>Developed Area</u> Maximum Stage (NAVD)	<u>Ditch</u> Maximum WT (NAVD)
10 year - 1 day	<i>Min. Road Crown</i>	18.75	17.86	12.11
25 year - 3 day	<i>Top of Bank</i>	19.00	18.55	13.95
100 year - 3 day	<i>Min. Finish Floor</i>	19.36	18.85	15.23

Wetland Hydration

There are no wetlands on this site, therefore no additional analysis, such as a water budget is necessary.

Detention Recovery

The soils report indicates that there is a hardpan layer in this location, and we propose over excavation of the retention area to remove the layer to improve the performance of the retention area. Survey and site inspections also show a significant depth to the adjacent FDOT drainage ditch below the proposed bottom of the retention area. Even so, the Surface Water Management report model for each storm conservatively does not include the drawdown in the analysis. Therefore, an additional analysis using the hydraulic conductivity from the existing soils, per the Soils Report was performed to validate that the system recovery times are within the required time frames required by Martin County. Again, considering the hardpan soils will be removed, the drawdown will be much better than the estimates made using the existing soils. The output is highlighted in the following tables. The system design follows the county requirements.

The recovery time for the development basin is consistent with both requirements as shown on the revised model output attached (see Design Storm Model Output), and is summarized as follows:

Retention Recovery						
<i>Basin</i>	WQ Stage (EL.)	50% Stage	50% Volume (ac-ft)	Recovery (days) (1 - 5 days)	90% Volume (ac-ft)	Recovery (days) (w/in 12 days)
<i>Post Development</i>	17.0	16.5	0.24	3.6	0.43	6.6

NOTE: Summary calculations used to design the project are contained in the following sections of this report.