



**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	February 18, 2020		
To:	Matt Stahley Martin County Growth Management Dept.		
From:	Doug Fitzwater		
Subject:	Seaward Boat Storage Revised Final Site Plan Application (MC Project #P163-003)	Project No.	17-475

In response to the attached completeness letter dated January 29, 2020, please find enclosed the application fee check in the amount of \$9,127, the original application package, an additional set of plans, and a CD of all.

Please note the following items have been addressed per your completeness letter:

Item #1: Documents not bookmarked – The CD now is a bookmarked PDF.

Item #2: Real Property – Land dedication documentation – This will be coordinated separately with the County's Property Management Division.

Item #3: Stormwater maintenance plan – A stormwater maintenance plan is now included.

Item #4: The xref.dwg file of the revised final site plan – This file is now included.

Item #5: Construction Plans – The construction plans now include a cover sheet with a page/sheet index.

Item #6: Lighting plan – No lighting is proposed, therefore a lighting plan is not required.

If you have any questions or need additional information, please feel free to contact me.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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

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STACEY HETHERINGTON

HAROLD E. JENKINS II

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January 29, 2020

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

Record No: DEV2020010009

Project Number: P163-003

RE: Completeness Review
SEAWARD BOAT STORAGE (FKA PORT SALERNO MARINE EXPANSION) REVISED MAJOR
FINAL SITE PLAN

Dear Mr. Fitzwater:

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

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

Item #1: DOCUMENTS: The 8 1/2 by 11-inch documents shall also be submitted digitally, on one disc or flash drive. Bookmark all the documents as indicated in the Checklist. One paper packet must also be submitted.

Comments: Documents were not submitted as a bookmarked .pdf.

Item #2: REAL PROPERTY: Land dedication documentation, if any dedication is proposed/required.

Comments: Land dedication required as discussed in pre-application meeting. Please provide land dedication documentation.

Item #3: STORMWATER MAINTENANCE PLAN (Final Site Plan): A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County.

Comments: Required. Please provide.

Item #4: Electronic files of the final site plan in AutoCAD 2010 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.

Comments: Please provide xref .dwg file.

Item #5: CONSTRUCTION PLANS (Final Site Plan): 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: Please provide cover sheet with page/sheet index.

Item #6: A lighting plan.

Comments: Required. Please provide.

You may review the application on-line at <https://aca3.accela.com/martinc>. Select Search Development Review and enter the Record Number above.

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 completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **P163-003** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Nicki van Vonno, AICP
Growth Management Director

NvV:MS:kk

cc: Genie Investment Company, 7335 East Cholla Lane, Scottsdale, AR 85250



January 9, 2020

Hand Delivery

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

Re: Seaward Temporary Boat Storage – Revised Major Final Site Plan Application with Certificate of Public Facilities Reservation (Our Reference: #17-475)

Dear Nicki:

On behalf of the Genie Investment Company, we are pleased to submit this application for revised major final site plan approval. As described in the enclosed Project Narrative and discussed at the pre-application workshop on March 28, 2019, the applicant is proposing to construct a temporary boat storage area on a 0.91- acre parcel in the Port Salerno Community Redevelopment Area.

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;
5. The recorded deed documenting ownership;
6. The no property transfer statement;
7. The legal description;
8. A draft Unity of Title;
9. A Disclosure of Interest Affidavit;
10. Location & aerial map;
11. Engineer's Opinion of Probable Excavation, Fill & Hauling form;
12. Stormwater report;
13. Traffic Statement;
14. Environmental assessment;
15. Utility service letters;
16. Proposed water sources;
17. Boundary & topographic survey, and electronic copy of same;
18. The proposed revised final site plan, and electronic copy of same;
19. Engineering construction plans;
20. The Landscape plan;
21. A Tree Inventory Plan;
22. Disclosure of Interest Affidavit.

The following standard application materials are not provided for the reasons indicated:

- **Land dedication documentation** – No dedication is required or proposed;
- **Wildfire Assessment**- No preserve areas or native areas surrounding proposed project;
- **Utility Certification**- No utilities will be required for the proposed boat storage facility;
- **School impact worksheet** – Not applicable to a non-residential project;
- **Landscape alternative compliance** – No alternative compliance is required;
- **Lighting plan** – Not required or proposed;
- **Architectural plans**- No buildings are proposed with the storage area.

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,

A handwritten signature in blue ink, appearing to read "Doug Fitzwater".

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

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Major Final Site Plan

Name or Title of Proposed Project: Seaward Boat Storage

Brief Project Description:

See project narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 3-28-19

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: P163-002

Previous Project Name if applicable: _____

Parcel Control Number(s)

51-38-41-001-063-00211-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Genie Investment Company

Company Representative: Michael Harman

Address: 7335 East Cholla Lane

City: Scottsdale, State: AR Zip: 85250

Phone: 480-720-8564 Email: harmanfiore@gmail.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Doug Fitzwater

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: dfitzwater@lucidodesign.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Stephen J. Brown, Inc.

Company Representative: Stephen Brown

Address: 619 East 5th Street

City: Stuart, State: FL Zip: 34994

Phone: 772-288-7176 Email: sjbinc@bellsouth.net

Civil Engineer (Name or Company): Mathers Engineering

Company Representative: Bill Mathers

Address: 2431 SE Dixie Highway

City: Stuart, State: FL Zip: 34994

Phone: 772-287-0525 Email: mathersengineers@bellsouth.net

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

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

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



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

E. APPLICANT or AGENT CERTIFICATION

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


Applicant Signature

1-9-20
Date

Doug Fitzwater
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 9th day of January, 2020, by DOUG FITZWATER.

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


Notary Public Signature



Printed name

STATE OF: FLORIDA at-large



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

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Digital Submittal Affidavit

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


Applicant Signature

1-9-2020
Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 9th day of January, 2020, by DOUG FITZWATER.

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


Notary Public Signature



Printed name

STATE OF: FLORIDA at-large



PROJECT NARRATIVE

Seaward Boat Storage Boat Storage Yard January 7, 2020

The 0.91-acre (+/-) subject property is located on the south side of SE Seaward Street and east of SE Dixie Highway in the Port Salerno Community Redevelopment Area (CRA) mixed-use overlay. The existing future land use designation is Commercial Waterfront and the existing zoning is WGC. The property was previously cleared and contains no native wetlands or upland habitat.

The initial project concept, which includes a temporary boat storage yard on a portion of the site and the construction of on-street parking, landscaping and a sidewalk on SE Seaward Street, was presented to the Port Salerno Neighborhood Advisory Committee (NAC) on February 28, 2019. As per the discussion at the NAC meeting, the on-street parking will be designed and constructed in accordance with CRA requirements and the frontage parcel on SE Dixie Highway will be maintained as open space for future mixed-use development.

The final site plan shows the on-street parking shown to the Port Salerno NAC. In further discussions with the County, the on-street parking will be designed, constructed and paid for by the County. The on-street parking improvements is not part of this development application, however the proposed final site plan accommodates those future improvements.

Primary access to the property will be by way of an existing access driveway on SE Seaward Street.

The temporary boat storage yard will remain in place until the owner determines the highest and best use given its location in the core of Port Salerno mixed-use overlay. In the meantime, it will be used for boat storage and boat sales in concert with the adjacent Port Salerno Marine business operation.

Genie Investment Company, Inc.
7335 E. Cholla Lane
Scottsdale, AZ 85250

November 4, 2019

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

Re: PCN: 51-38-41-001-063-00211-0
Seaward Boat Storage Application

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Genie Investment Company, Inc.** during the governmental review process of the development application.

Sincerely,

GENIE INVESTMENT COMPANY, INC.
An Arizona Corporation

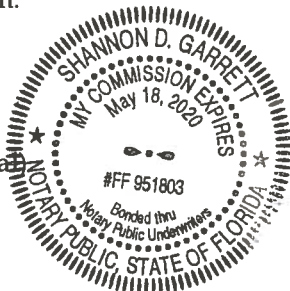
By: 

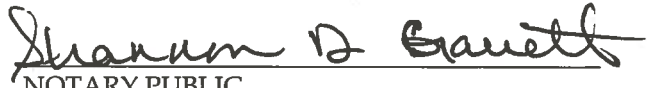
Michael Harman, President

STATE OF Fla
COUNTY OF Martin

The foregoing was acknowledged before me this 4 day of November, 2019, by Michael Harman, President of GENIE INVESTMENT COMPANY, INC.. He [] is personally known to me or [☒] has produced FLDL. H655.556.60.4190.0 AS identification.

(Notarial Seal)




NOTARY PUBLIC
My Commission Expires: May 18, 2020



Recorded in Martin County, FL 10/31/2018 3:50 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$35.50 Deed Tax: \$2,800.00
CFN#2723491 BK 3024 PG 2076 PAGE 1 of 4

Prepared by and return to:
Joseph D. Grosso, Jr.

Joseph D. Grosso, Jr., P.A.
850 NW Federal Highway Suite 236
Stuart, FL 34994
772-261-8557
File Number: 18-089
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of October, 2018 between **Port Salerno Trust LLC** a Florida limited liability company whose post office address is 4290 SE Salerno Road , Stuart, FL 34997, grantor, and **Genie Investment Company, an Arizona corporation** whose post office address is 7335 East Cholla Lane, Scottsdale, AZ 85250, grantee:

(Whenever 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, trusts and trustees)

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

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 51-38-41-001-063-00210.00000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 2018**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Port Salerno Trust LLC, a Florida limited liability company

By: PORT SALERNO MGMT INC, a Florida corporation,
Its Manager

By: KD Gibbs
Kenneth D. Gibbs, III, President

Witness Name: Stacey Kroll

Witness Name: Joseph D. Grosso, Jr.

(Corporate Seal)

State of Florida
County of Martin

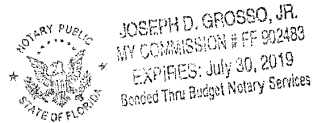
The foregoing instrument was acknowledged before me this 27 day of October, 2018 by Kenneth D. Gibbs, III, President of PORT SALERNO MGMT INC, a Florida corporation, on behalf of the limited liability company for Port Salerno Trust LLC, a Florida limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



STEPHEN J. BROWN, INC.

LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: SJBINC@BELLSOUTH.NET (772) 288-7176

A PORTION OF THE NORTH 100 FEET OF THAT 200 FOOT TRACT LYING NORTH OF BLOCK 68, PLAT OF PORT SALERNO, AS RECORDED IN PLAT BOOK 5, PAGE 16, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND ALSO SHOWN ON THE PLAT OF THE TOWN OF SALERNO, AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE HANSON GRANT, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY AND THE SOUTHERLY RIGHT-OF-WAY OF S.E. SEAWARD STREET; THENCE NORTH 69°24'17" EAST, A DISTANCE OF 427.40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF S.E. SEAWARD STREET; THENCE SOUTH 20°35'43" EAST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 69°24'17" WEST, A DISTANCE OF 368.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY; THENCE NORTH 50°57'41" WEST, A DISTANCE OF 115.90 FEET, ALONG THE EASTERLY RIGHT-OF-WAY OF S.E. DIXIE HIGHWAY TO THE POINT AND PLACE OF BEGINNING.

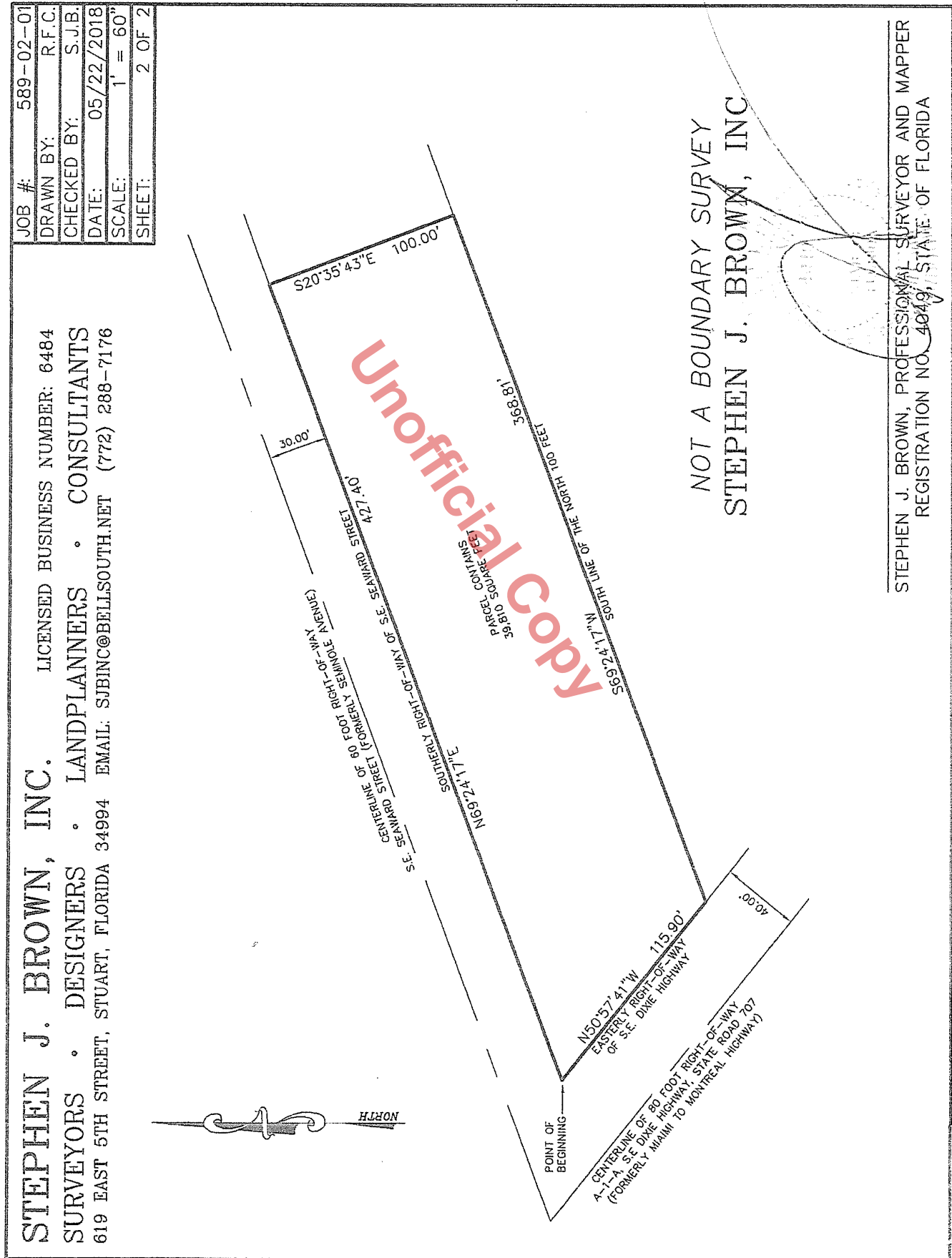
SAID PARCEL CONTAINS 39,810 SQUARE FEET.

NOTE: THIS LAND DESCRIPTION SHALL NOT BE VALID UNLESS:

A. PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.

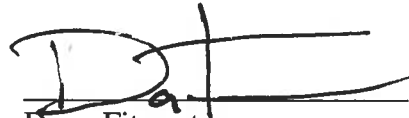
B. REPRODUCTIONS OF THIS DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

JOB #:	589-02-01
DRAWN BY:	R.F.C.
CHECKED BY:	S.J.B.
DATE:	05/22/2018
SCALE:	N/A
SHEET:	1 OF 2



To the best of my knowledge and belief, there has been no transfer of the subject property since the Warranty Deed into Genie Investment Company, an Arizona corporation, was recorded in O.R. Book 3024, Page 2076, of the Martin County Public Records.


DATED THIS 11th DAY OF December, 2019.


Doug Fitzwater

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 2019 BY DOUG FITZWATER, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.




NOTARY PUBLIC

MY COMMISSION EXPIRES: May 18, 2020