

December 16, 2020

Mr. Pete Walden  
Principle Planner  
Martin County Growth Management Dept.  
2401 SE Monterey Road  
Stuart, FL 34996

**RE: Wright Fish 7-Eleven – Major Final Site Plan Application  
SE Kanner Highway, Stuart, Florida**

Dear Mr. Walden,

Enclosed please find our completed application form, application fee and associated Major Final Site Plan Checklist documents, drawings and exhibits attached including adjustments for comments made during the Completeness Review for the referenced project. The proposed project is the site development and construction of a new 7 Eleven along with gas pumps and a car wash.

The package includes two (2) original sets and a CD with electronic files of all applicable submittal materials listed on the Checklist. The Project Narrative enclosed with the application materials provides a brief overview of the proposed project.

The site plan takes into consideration certain input from County Staff at a Pre-Application Workshop meeting on October 1, 2020. As you are aware, the site was also the subject of a prior Final Site Plan application filed in 2018, referred to as Wright-Fish LLC (Project No. W079-007), however the Agent for the contract purchaser did not proceed with the application process subsequent to the issuance of the initial Staff Report.

If you should have any questions pertaining to this submittal, please feel free to contact met at 772-781-1616 or by email at [bzurich@teamparksin.com](mailto:bzurich@teamparksin.com).

Respectfully,

*Brett Zurich*

Brett Zurich  
Project Manager



**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)**

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**Site Plan Application Checklist**

**(Non-PUD, New or Revised, Minor or Major Development, Master and/or Final)**

**Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.**

- ☒ 1. APPLICATION: Please use the new application form. [Application](#)
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission. [Affidavit for digital submission](#)
- ☒ 3. 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.
- ☒ 4. When submitting large format plans (24 X 36") digitally, each of the plans should be submitted on either a disc or flash drive. 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. Include two full-size hard copies of each plan.
- ☒ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development review fee schedule](#)
- ☐ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property.
- ☒ 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
- ☒ 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage on 8 1/2 x 11 document.
- ☒ 11. UNITY OF TITLE: A completed, unexecuted, draft unity of title including the full legal description, total site acreage, and parcel control number(s). [Unity of title form](#)
- ☒ 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.

- ☒ 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; specifying a reservation, deferral or an exemption.
- ☐ 14. If available, land dedication documentation.
- ☒ 15. 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. [Excavation fill and hauling](#)
- ☒ 16. STORMWATER REPORT OR CALCULATIONS (Final Site Plan approval): 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.
- ☐ 17. MASTER STORM WATER REPORT (Master Plan only approval): A master storm water report 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, to establish the pre-development stormwater runoff discharge rate and provide a discussion on how the water quality is proposed to be treated (i.e. via swales, exfiltration trenches, dry retention, wet detention, etc.).
- ☒ 18. STORMWATER MAINTENANCE PLAN (Final Site Plan approval): A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County.
- ☒ 19. 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.
- ☐ 20. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Zone, if project includes residential development. [Hurricane surge map](#)
- ☐ 21. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet, if project includes residential development. [Wildfire risk assessment scoresheet](#)
- ☐ 22. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if project includes residential development. [School impact worksheet](#)
- ☒ 23. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property pursuant to Section 4.32., LDR, Martin County, Fla. (2013) and State issued wetland delineation. (Note: A Phase 1 ESA does not satisfy this requirement.)
- ☐ 24. ENVIRONMENTAL WAIVER (Final Site Plan approval): Environmental waiver, when appropriate. (Separate fee required, see fee schedule) [Environmental waiver application](#)

- ☐ 25. PAMP (Final Site Plan approval): A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☐ 26. LANDSCAPING ALTERNATIVE COMPLIANCE (Final Site Plan approval): A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code, if applicable.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE (if applicable): A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☒ 28. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 29. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☐ 30. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.
- ☒ 31. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.  
[Information sheet](#)
- ☐ 32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.  
[Utility service certification](#)
- ☐ 33. PHASING PLAN (Master Site Plan approval): Phasing plan with timetable for completion of each phase, when applicable.
- ☒ 34. PROPERTY OWNERS (Major Development requiring Public Hearings only): Certified list of property owners to be notified by letter of the public hearings, pursuant to Section 10.6.E., LDR, MCC.
- ☒ 35. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- ☒ 36. Electronic files of the master and/or final site plan in AutoCAD 2004 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 37. Electronic file of the boundary survey in AutoCAD 2010 to 2017 (.dwg) format.
- ☒ 38. SURVEY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

- ☒ 39. SURVEY: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 40. SITE PLAN: The master and/or final site plan. [Site plan template](#)
- ☒ 41. Provide utilities-related calculations (as applicable) including lift station, fire flow (non- residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ☐ 42. Copies of any previously approved site plans.
- ☒ 43. 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. (Final Site Plan approval)
- ☒ 44. CONSTRUCTION PLANS: 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. (Final Site Plan approval)
- ☒ 45. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s). (Final Site Plan approval)
- ☒ 46. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ☒ 47. A landscape plan. (Final Site Plan approval)
- ☒ 48. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR. (Final Site Plan approval)
- ☒ 49. A lighting plan. (Final Site Plan approval)
- ☒ 50. Commercial Design drawings must be prepared by a FL licensed architect. [Section 4.871C, LDR] (Final Site Plan approval)
- ☒ 51. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)
- ☒ 52. NOTICE SIGN: Not more than ten days after a development application has been determined to be sufficient for review, post the property with a noticing sign and submit a certified statement of installation and photos.

**RESOURCES:** [Martin County Development Review Webpage](#)





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

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### A. GENERAL INFORMATION

Type of Application:

Major Final Site Plan



Name or Title of Proposed Project: Wright Fish 7 Eleven

#### Brief Project Description:

Site Development and construction of a new gas station, convenience store and car wash at the SE corner of Kanner Highway and Salerno Rd.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 10/1/2020

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: W079-007

Previous Project Name if applicable: Wright-Fish LLC

Parcel Control Number(s)

55-38-41-000-044-00030-0



### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Wright-Fish LLC / Ralph H. Parks

Company Representative: Ralph H. Parks

Address: 611 SE Palm Beach Rd

City: Stuart, State: FL Zip: 34994

Phone: 772-781-1616 Email: rstrom@teamparksinc.com

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Wright-Fish LLC

Company Representative: Ralph H. Parks

Address: 611 SE Palm Beach Rd.

City: Stuart, State: Fla Zip: 34994

Phone: 772-781-1616 Email: rstrom@teamparksinc.com

**Agent (Name or Company):** Wright-Fish LLC

Company Representative: \_\_\_\_\_

Address: 611 SE Palm Beach Rd.

City: Stuart, State: Fla Zip: 34994

Phone: 772-781-1616 Email: rstrom@teamparksinc.com

**Contract Purchaser (Name or Company):** N/A

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** C. Calvert Montgomery & Associates

Company Representative: Scott Montgomery

Address: PO Box 92

City: Stuart, State: Fla Zip: 34995

Phone: 772-287-3636 Email: scott@ccmaengineers.com

**Landscape Architect (Name or Company):** Michael Flaugh Landscape Architect

Company Representative: Michael Flaugh

Address: 2877 SE Ocean Blvd.

City: Stuart, State: Fla Zip: 34994

Phone: 772-419-0024 Email: mike@mikeflaughla.com

**Surveyor (Name or Company):** Christian Fenex Surveyors

Company Representative: Christian Fenex

Address: 3401 SW 72nd Ave.

City: Palm City, State: Fla Zip: 34990

Phone: 772-283-2977 Email: fenexc@bellsouth.net

**Civil Engineer (Name or Company):** C. Calvert Montgomery & Associates

Company Representative: Scott Montgomery

Address: PO Box 92

City: Stuart, State: Fla Zip: 34995

Phone: 772-287-3636 Email: scott@ccmaengineers.com



## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** Susan O'Rourke Engineering

Company Representative: Susan O'Rourke

Address: 22 SE Seminole Street

City: Stuart, State: Fla Zip: 34994

Phone: 772-781-7918 Email: seorourke@comcast.net

**Architect (Name or Company):** Cuchaci & Peterson Architects

Company Representative: Jeffrey Suchan

Address: 1925 Prospect Ave.

City: Orlando, State: Fla Zip: 32814

Phone: 407-661-9100 Email: \_\_\_\_\_

**Attorney (Name or Company):** Kramer, Sopko, Copeland PA

Company Representative: Robert Kramer

Address: 411 SE Osceola Street

City: Stuart, State: Fla Zip: 34994

Phone: 772-288-0048 Email: bkramer@ksattorneys.com

**Environmental Planner (Name or Company):** N/A

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** N/A

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.

R.H. Parks  
Applicant Signature

11/13/20  
Date

Ralph H. Parks  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: FLORIDA COUNTY OF: MARTIN

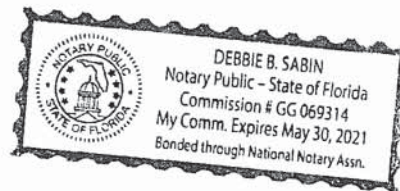
I hereby certify that the foregoing instrument was acknowledged before me this 13 day of November, 2020, by Ralph H. Parks.

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

Debbie B. Sabin  
Notary Public Signature

Debbie B. Sabin  
Printed name

STATE OF: FLORIDA at-large





Martin County County Florida Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
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## Digital Submittal Affidavit

I, Ralph H. Parks, attest that the electronic version included for the project Wright-Fish 7 Eleven 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.

Ralph H. Parks  
 Applicant Signature

11/13/20  
 Date

## NOTARY ACKNOWLEDGMENT

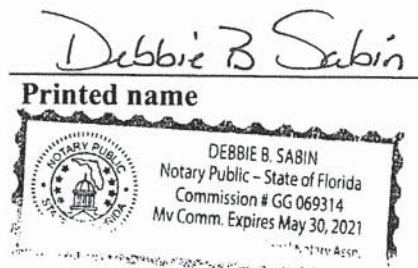
STATE OF: Florida COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 13 day of November, 2020, by Ralph H. Parks.

He or She X is personally known to me or \_\_\_ has produced \_\_\_ as identification.

Debbie B. Sabin  
 Notary Public Signature

STATE OF: Florida at-large



## NARRATIVE

Site Development and Construction of a New 7-Eleven along with Gas Pumps and a Car Wash. To be located on the SE corner of Kanner Highway & Salerno Road. Size of the property is 3.9528 acres.



INSTR # 1938505  
 OR BK 02150 PG 0552  
 Pgs 0552 ~ 555; (4pgs)  
 RECORDED 06/06/2006 02:50:54 PM  
 MARSHA EWING  
 CLERK OF MARTIN COUNTY FLORIDA  
 DEED DDC TAX 354.90  
 RECORDED BY T Copus (asst mgr)

Prepared by and return to:

RICHARD J. DUNGEY  
 FOX, WACKEEN, DUNGEY,  
 BEARD, SOBEL, BUSH & McCLUSKEY, L.L.P.  
 1100 South Federal Highway  
 Stuart, FL 34994  
 772-287-4444  
 File Number: PA09S84  
 Will Call No.: 55  
 (DAS)

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 6th day of June, 2006 between COVE/SALERNO PARTNERS, LLC, a Florida limited liability company whose post office address is 12825 SE Suzanne Drive, Hobe Sound, FL 33455, grantor, and WRIGHT-FISH, LLC, a Florida limited liability company whose post office address is 2075 South Kanner Highway, Stuart, FL 34994, 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 as if fully set forth herein.

Parcel Identification Number: 55-38-41-000-044-00010.10000

**SUBJECT TO** restrictions, reservations and easements of record, if any, but this provision shall not operate to re-impose the same, and taxes and assessments subsequent to 2005.

**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, 2005**.

**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:

Debra A. Sigafos  
Witness Name: Debra A. Sigafos

COVE/SALERNO PARTNERS, LLC, a Florida limited liability company

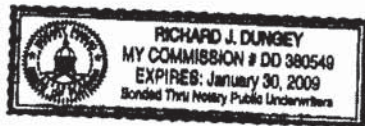
By: James R. McNamara  
JAMES R. McNAMARA, Manager

R.J. Dungey  
Witness Name: R.J. DUNGEY

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 6 day of June, 2006 by JAMES R. McNAMARA, Manager of COVE/SALERNO PARTNERS, LLC, a Florida limited liability company, on behalf of the company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Richard J. Dungey  
Notary Public

Printed Name: Richard J Dungey

My Commission Expires: \_\_\_\_\_

**LEGAL DESCRIPTION**  
**PART OF TRACT 2, BLOCK 44, ST. LUCIE INLET FARMS SUBDIVISION**  
**MARTIN COUNTY, FLORIDA**

THAT PART OF TRACT 2, BLOCK 44, "ST. LUCIE INLET FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE BOOK 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

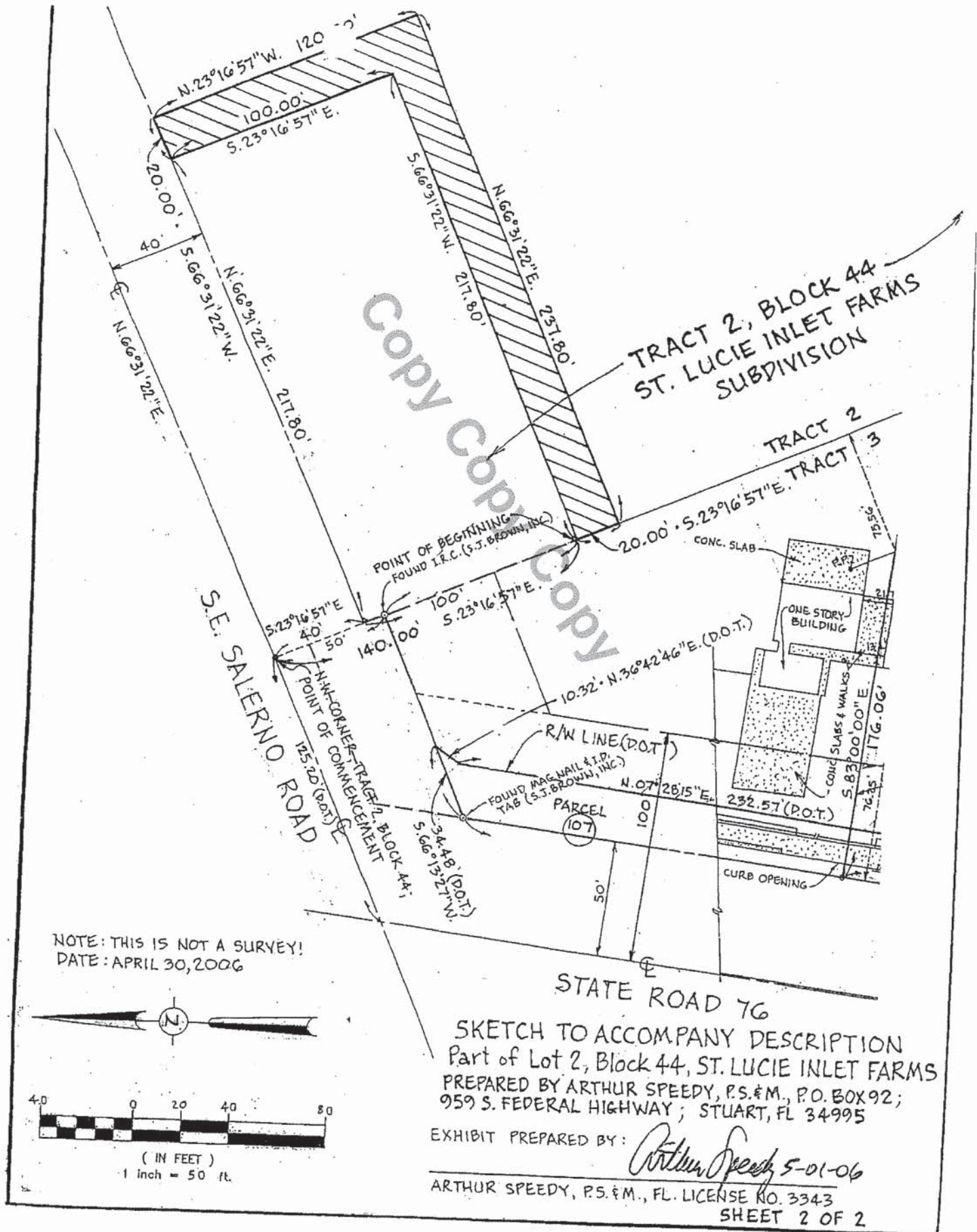
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE CENTERLINE OF A 30 FOOT WIDE PLATTED ROAD RIGHT OF WAY; THENCE RUN SOUTH 23°16'57" EAST ALONG THE WEST LINE OF TRACT 2 A DISTANCE OF 140.00 FEET TO THE POINT AND PLACE OF BEGINNING;  
THENCE CONTINUE SOUTH 23°16'57" EAST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 66°31'22" EAST ALONG A LINE SOUTH OF AND PARALLEL TO THE ORIGINAL CENTER LINE OF S.E. SALERNO ROAD A DISTANCE OF 237.80 FEET; THENCE RUN NORTH 23°16'57" WEST A DISTANCE OF 120.00 FEET TO A POINT ON THE NEW RIGHT OF WAY LINE OF S.E. SALERNO ROAD; THENCE RUN SOUTH 66°31'22" WEST ALONG SAID NEW RIGHT OF WAY LINE A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 23°16'57" EAST A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 66°31'22" WEST ALONG A LINE SOUTH OF AND PARALLEL TO THE ORIGINAL CENTER LINE OF S.E. SALERNO ROAD A DISTANCE OF 217.80 FEET TO THE POINT OF BEGINNING.

THE AREA OF THIS PARCEL IS 6,756 SQUARE FEET, MORE OR LESS (0.155 ACRES).

THIS DESCRIPTION WAS PREPARED BY ARTHUR SPEEDY, P.S.&M., FLORIDA  
CERTIFICATE NO. 3343; P.O. BOX 92; 959 SOUTH FEDERAL HIGHWAY; STUART,  
FLORIDA 34995.

SHEET 1 OF 2





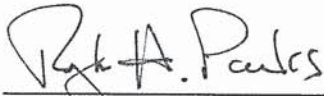
**MAJOR FINAL SITE PLAN APPLICATION**

**WRIGHT-FISH 7-ELEVEN**

**PROPERTY TRANSFER STATEMENT**

All portions of the property described and depicted on the Boundary Survey submitted with the Application for Major Final Site Plan Approval for Wright-Fish 7-Eleven are owned by the entity named on the Application, Wright-Fish, LLC. There have been no property transfers.

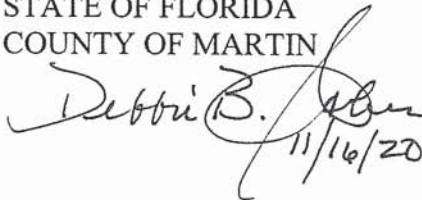
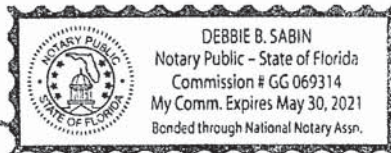
Parcel Control Number: 55-38-41-000-044-00030-0



**Ralph H. Parks, MGRM**  
**Wright-Fish, LLC.**

**NOTARY ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

  
11/16/20



**LEGAL DESCRIPTION:**

St Lucie Inlet Farms TR 3 E of RD. BLK. 44

**PROPERTY ID:** 55-38-41-000-044-0003-0

**Acres:** 3.9528

Return to:  
Martin County Growth Management Department

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## UNITY OF TITLE

In consideration of the issuance of a permit to RALPH H. PARKS, as Owner(s) for the construction of WRIGHT-FISH 7 ELEVEN in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

***Read carefully.***

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

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

***OR***

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

***OR***

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

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

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

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

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

INDIVIDUAL(S)

Signed, acknowledged and notarized on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WITNESSES:

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

OWNER(S):

Sign: RALPH H. PARKS  
Print: \_\_\_\_\_  
  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Owner(s) Address: \_\_\_\_\_

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

NOTARY PUBLIC

\_\_\_\_\_  
Name: \_\_\_\_\_  
State of \_\_\_\_\_ at large  
My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

NOTARY PUBLIC

\_\_\_\_\_  
Name: \_\_\_\_\_  
State of \_\_\_\_\_ at large  
My commission expires: \_\_\_\_\_

[STAMP]



## CORPORATE

Signed, acknowledged and notarized on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WITNESSES:

OWNER:

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

RALPH H. PARKS

Name of Corporation

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

By: \_\_\_\_\_

Name:

Title:

Address:

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

NOTARY PUBLIC

[STAMP]

\_\_\_\_\_  
Name:

State of \_\_\_\_\_ at large

My commission expires:

**EXHIBIT A  
(Legal Description)**

**LEGAL DESCRIPTION:**

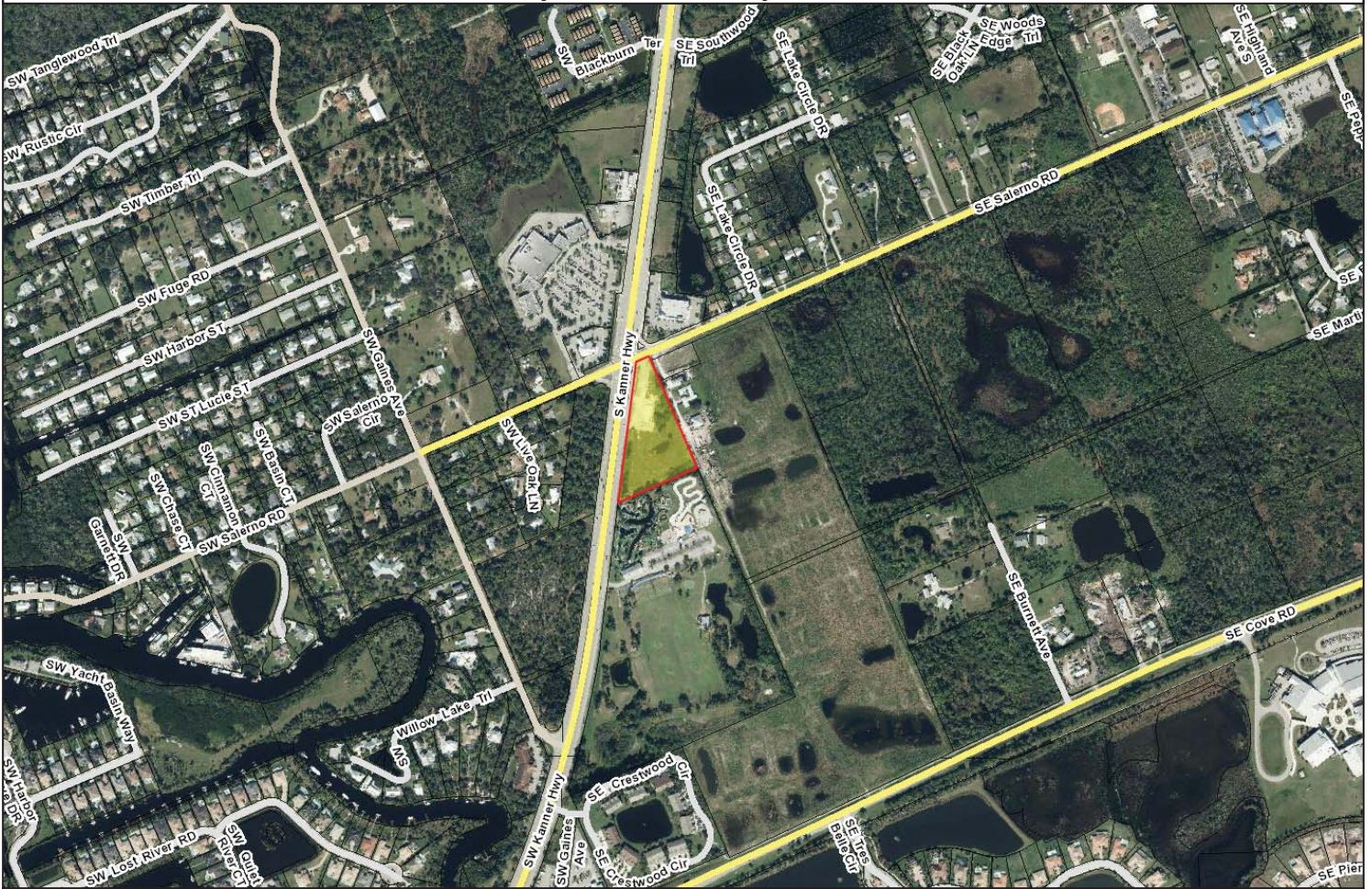
St Lucie Inlet Farms TR 3 E of RD. BLK. 44

**PROPERTY ID:** 55-38-41-000-044-0003-0

**Acres:** 3.9528



Wright-Fish, LLC  
by Martin County GIS



Tuesday, August 26, 2014, 4:32:28 PM. Disclaimer: The Geographic Information System map product, received from Martin County, ("COUNTY") is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Please contact the responsible Martin County Department for specific determinations.



## **MAJOR FINAL SITE PLAN APPLICATION**

### **WRIGHT-FISH 7-ELEVEN**

LOT 3, LYING EAST OF STATE ROAD 76, BLOCK 44 OF SAINT LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS S.E. SALERNO ROAD ON NORTH.

PCN # 55-38-41-000-044-00030-0

### **ADEQUATE PUBLIC FACILITIES COMPLIANCE STATEMENT**

With this application submittal the applicant is requesting a public facilities *reservation*.





**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:** Wright-Fish 7-Eleven

TYPE OF APPLICATION

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

1) Net cubic yards to be excavated:	<u>1,200</u>	
2) Net cubic yards to be filled:	<u>2,850</u>	
3) Cubic yards to be hauled <b>from</b> site:	<u>0</u>	(subtract line 2 from line 1)

**TYPE OF APPLICATION:** MINOR

HAULING FEE CALCULATION

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

**HAULING FEE:** \$0.00

Prepared by: Scott T. Montgomery  
Professional Engineer's Name

*Scott T. Montgomery*  
Professional Engineer's Signature / Seal

45954

P.E. No.

November 16, 2020

Date

C. Calvert Montgomery & Associates, Inc. C.A. #160

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

P.O. Box 92, Stuart, FL 34995

Address

772-287-33636

Phone No.

\_\_\_\_\_  
County Engineer's (or designee) Acceptance