



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## **WAWA – KANNER & LOCKS MAJOR FINAL SITE PLAN**

Applicant:	Kanner Investment Partners, LLC
Property Owner:	Richard and Kathy Rastrelli
Agent for the Applicant:	David Baggett, Engineering Design & Construction, Inc.
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	F113-005
Record Number:	DEV2024020013
Report Number:	2024_0920_F113-005_Staff_Report_Final
Application Received:	03/26/2024
Transmitted:	03/27/2024
Date of Report:	05/28/2024
Application Received:	07/19/2024
Transmitted:	07/22/2024
Date of Report:	09/20/2024

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### *B. Project description and analysis*

This is a request by Engineering Design & Construction, Inc., on behalf of Kanner Investment Partners, LLC, for approval of a major final site plan to construct an approximately 5,537-square-foot convenience store including 12 fueling stations and associated infrastructure. The subject site consists of an approximately 2.29-acre undeveloped parcel located at the southwest corner of SW Locks Road and SW Kanner Highway, in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

Ingress/egress will be provided from SW Locks Road and from SW Kanner Highway. The project is located inside the Primary Urban Services District with water and wastewater services available from Martin County Utilities.

**C. Staff recommendation**

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comp Planning Review	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	Jana Cox	772-288-5461	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	Non-Comply
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Non-Comply
K	Transportation Review	Stephanie Piche	772-223-4858	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Comply
M	Engineering Services Review	Matthew Hammond	772-288-5512	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Comply
O	Wellfield Review	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
P	Emergency Mgmt Review	Amy Heimberger	772-285-7220	N/A
		Lopez		
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Matthew Hammond	772-288-5512	Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Pending

**D. Review Board action**

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

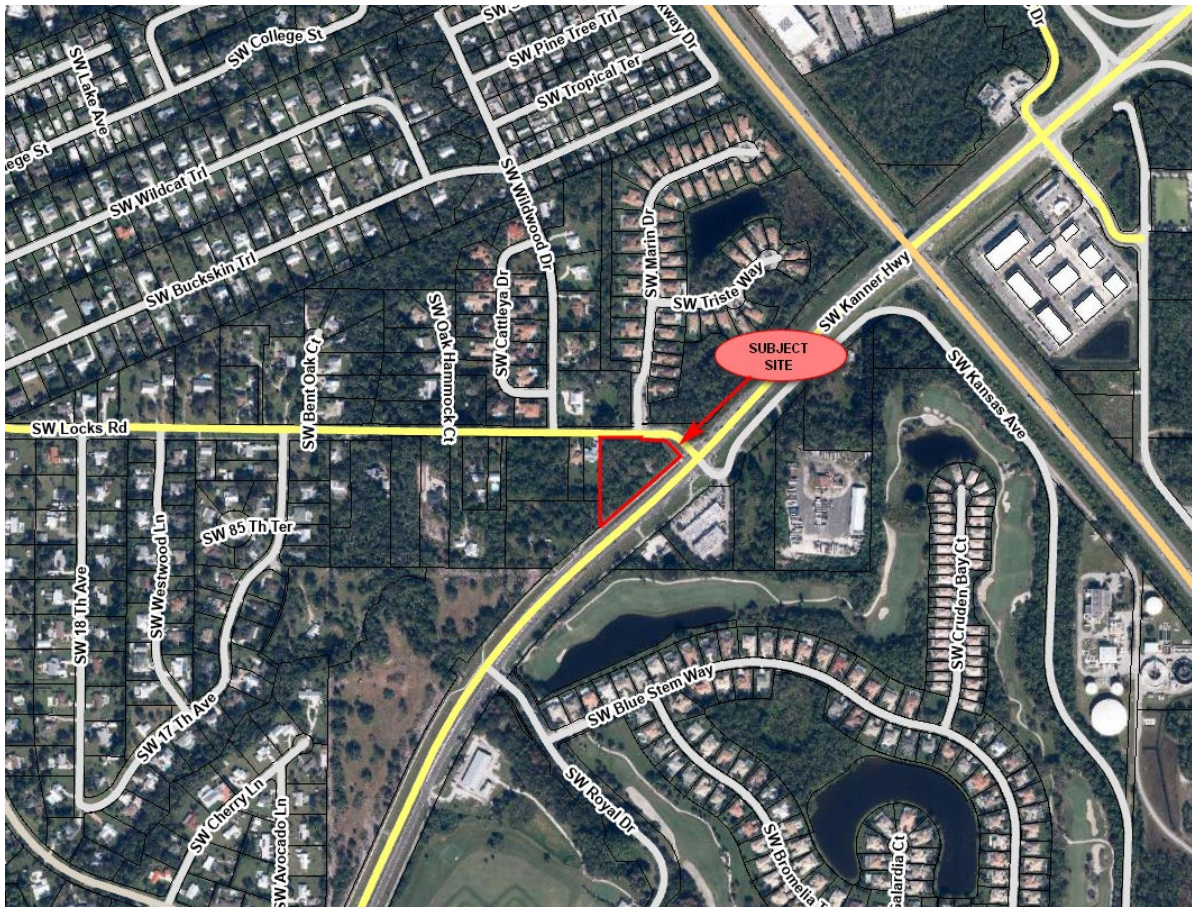
Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

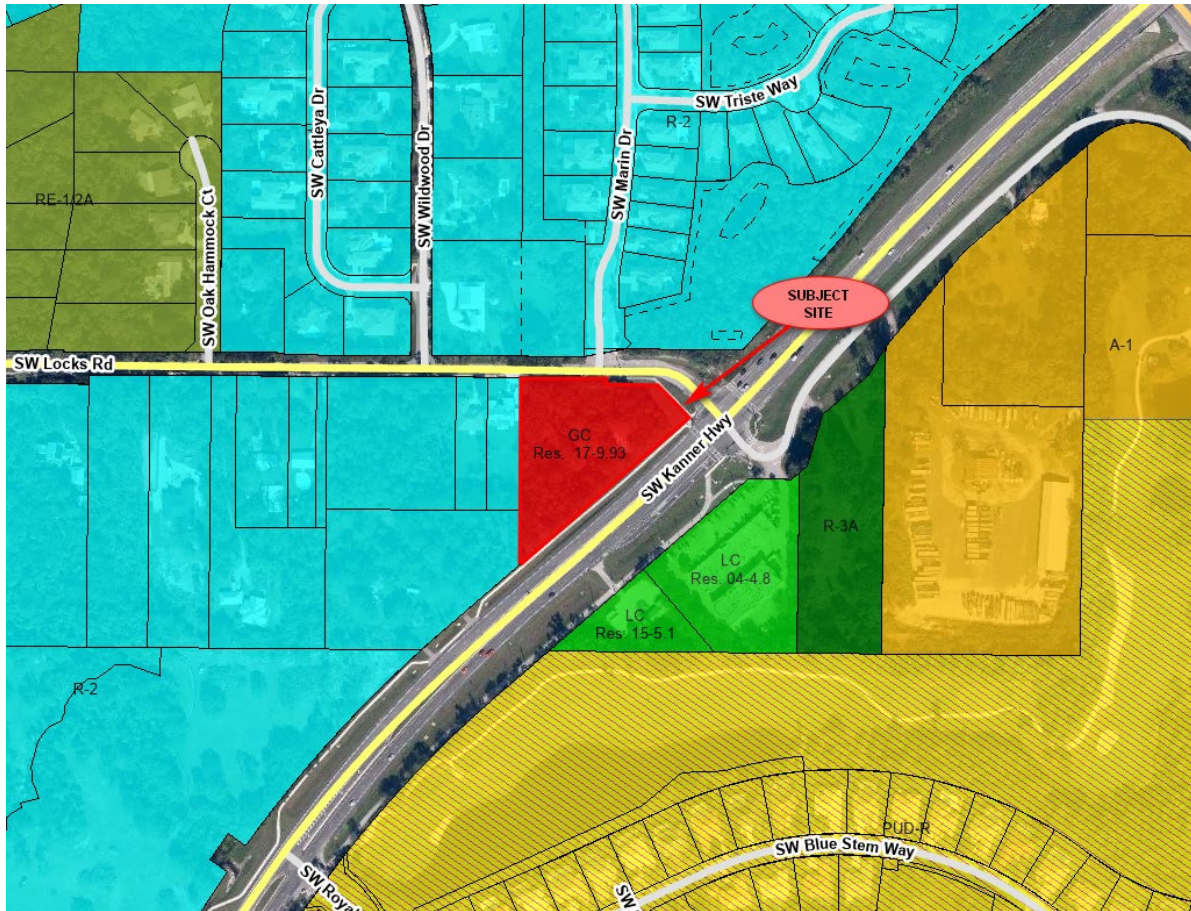
**E. Location and site information**

Parcel number: 08-39-41-000-004-00050-6  
Existing Zoning: General Commercial (GC)  
Future Land use: General Commercial  
Gross area of site: 2.29 acres

**Figure I:  
Location Map**

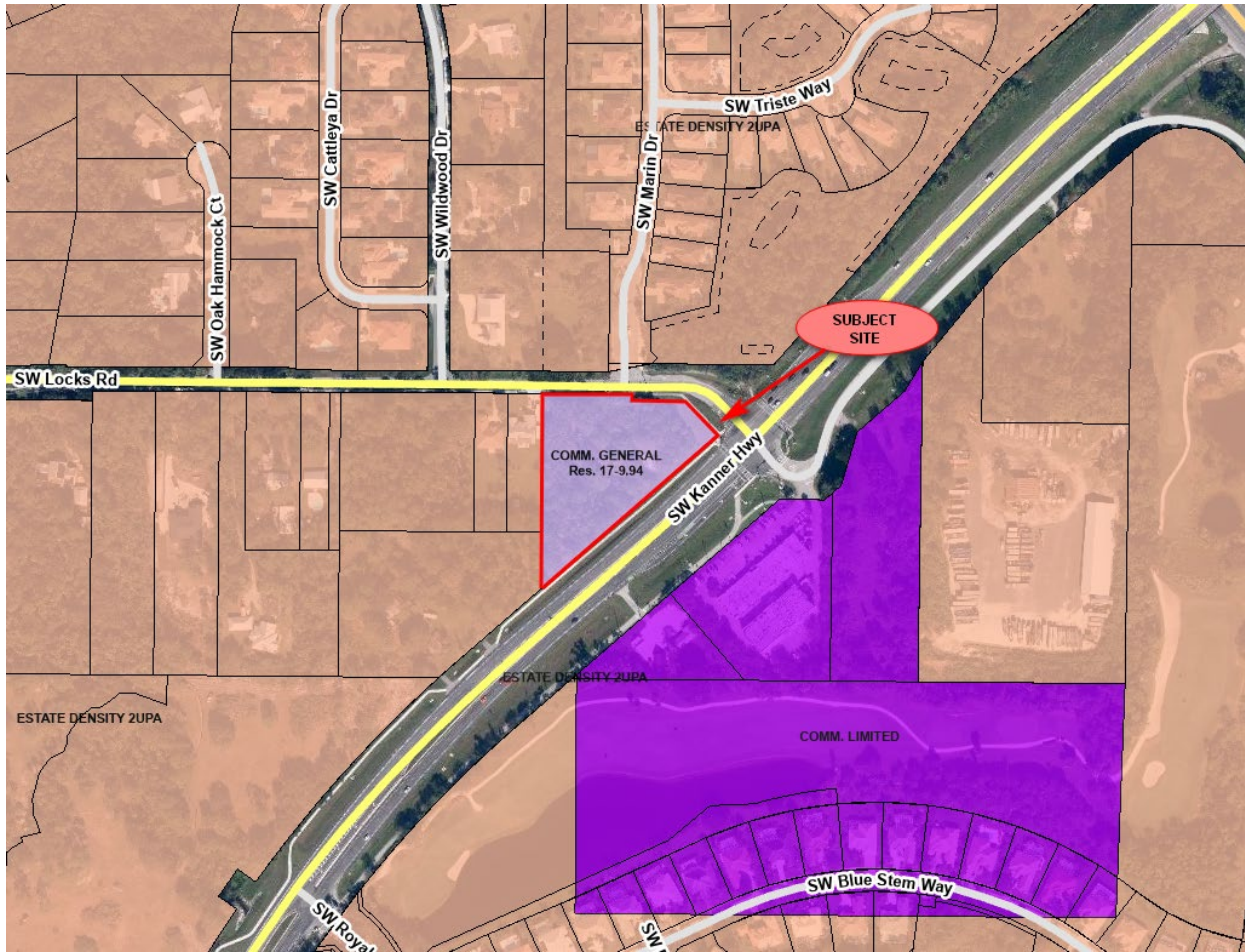


**Figure II:  
Zoning Map**



Property to the East: SW Kanner Highway, LC, R-3A  
Property to the North: SW Locks Road, R-2  
Property to the West: R-2  
Property to the South: SW Kanner Highway, LC, PUD-R (Florida Club)

**Figure III:  
Future Land Use Map**



Property to the East: SW Kanner Highway, Limited Commercial  
Property to the North: SW Locks Road, Estate Density 2UPA  
Property to the West: Estate Density 2UPA  
Property to the South: SW Kanner Highway, Limited Commercial, Estate Density 2UPA

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

**Unresolved Issues:**

**Item #1:**

**Generic Comp Plan Compliance:**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved.  
Martin County, Fla., CGMP, § 1.3

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

**Unresolved Issues:**

**Item #1:**

**General**

1. The standard unity of title form was recently updated. Please provide a draft, unexecuted version on the new form available at <https://www.martin.fl.us/martin-county-services/development-review-forms-and-alternative-compliance-applications>. Box 1 on the first page should be checked.
2. As previously requested, please update the convenience store square footage in the first paragraph of the narrative to match the convenience store area on the site plan (i.e., “The applicant is requesting major final site plan approval for a 5,537 square foot convenience store with a 787 square foot outdoor seating area...”)

**Item #2:**

**Site Plan Data**

1. Project area impervious/pervious:
  - a. Please modify “proposed sodded” to “proposed additional landscape buffer and sodded areas.”
2. Please remove extra “total required” and “total provided” parking rows. See also the Landscaping comments in Section J of this report.
3. Please remove the environmental assessment note on the left side of the site plan.
4. Zoning data table:
  - a. In top row, update “CG” to “GC.”
  - b. Include proposed height to top of high parapet.
5. Add a note underneath the light pole detail on sheet 2 that light fixtures shall be shielded from adjacent properties.

**Item #3:**

**Site Plan Graphics**

1. The two trees to be saved along the SW Kanner frontage should remain on the site plan; however, please delete the trees to be removed from the graphic.
2. Include revision date on subsequent submittals.

## **Item #4**

### **Screening of Service Function Areas**

1. Service function and mechanical equipment areas. Landscape plans shall clearly identify the locations of service function and mechanical equipment that are required to be screened and the type of screening provided. These areas shall be enclosed by an opaque fence, wall or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring air flow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement. [MARTIN COUNTY, FLA., LDR §4.663.A.6(b) (2014)]. As previously requested, please provide additional landscape around the air pumps.

#### **Information #1:**

Once the application has been determined to comply by the development review team staff, the project will be scheduled for the next LPA and BCC meetings dependent upon the County's scheduling policy. For the LPA and BCC meetings, additional copies of the site plan will be requested for the distribution packets from the applicant. MARTIN COUNTY, FLA., LDR SECTION 10.10.A.1. (2019)

#### **Information #2:**

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

#### **Information #3:**

Notice of a public hearing:

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area. MARTIN COUNTY, FLA., LDR SECTION 10.6.E.1. (2019)

**H. Determination of compliance with the urban design and community redevelopment requirements –  
Community Development Department**

**Community Redevelopment**

N/A – The subject site is not located within a Community Redevelopment Area; therefore, staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Commercial Design**

**Item #1**

**Transparency/Fenestration**

Please include a note on the architectural elevations sheet that alternative compliance is requested for the right and rear facades. Include the code reference [MARTIN COUNTY, FLA., LDR §4.872.B.5(a) (2023)] in the note.

**Item #2**

**Control of Building Mass**

Please include a note on the architectural elevations sheet that alternative compliance is requested for the right facade. Include the code reference [MARTIN COUNTY, FLA., LDR §4.872.D.2(a) (2023)] in the note.

**Item #3**

**Major Intersections**

In addition to all other requirements of Section 4.872.B., developments located at an intersection of two or more arterial, parkway, or collector streets shall provide a prominent architectural or site feature including, but not limited to, a monument, sculpture, wall or ground mounted art feature, or mural to emphasize their location as gateways and transition points within the community. [MARTIN COUNTY, FLA., LDR §4.872.E.1 (2023)]. Please update site/landscape/construction plans with the current art feature. Include the rendering with next submittal.

**Item #4**

**Screening of Mechanical Equipment**

- a. The required screening of roof-mounted mechanical equipment, including air conditioning units and duct work shall be as follows: when located on a flat roof, roof shall provide full parapet coverage a minimum of four feet in height, or to the highest point of the mechanical equipment, whichever is lower. [MARTIN COUNTY, FLA., LDR §4.873.D.1 (2023)]. The top of the southernmost rooftop equipment still appears visible along the front façade.



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

**Unresolved Issues**

**RIGHT OF WAY**

It has been determined that the Applicant is required to dedicate 20 feet of right-of-way on the western portion of the property frontage and 5 feet of right-of-way towards the east along SW Locks Road. Engineering has determined that a 10 foot drainage easement along the entire western side of parcel is required.

The following is a list of the required due diligence materials:

**TITLE COMMITMENT**

1. Original Title Commitment for the proposed dedication site and easement(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is \$35,000.00 and is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

**Note:**

- 1. The applicant did provide a Title Commitment for the ROW dedication area. Please revise the proposed amount of insurance to \$35,000.00.**
- 2. The applicant also provided a Title Commitment for the entire parcel. No changes are required.**
- 3. The applicant did not provide a Title Commitment for the 10' drainage easement. Please provide a Title Commitment for the easement premises in the amount of \$17,500.00.**

**BOUNDARY SURVEY – SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication and easement site(s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

**Note:**

- 1. The applicant did provide a boundary survey of the ROW dedication area. After review by the County Surveying Division, revisions are required. Mark-ups are attached to the staff report.**
- 2. The applicant did provide a sketch and legal description of the ROW dedication area. After review by the County Surveying Division, revisions are required. Mark-ups are attached to the staff report.**
- 3. The applicant did not provide a sketch and legal description of the 10' drainage easement.**
- 4. A boundary survey of the easement premises is not required.**

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

**Environmental**

**Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. The environmental assessment (EA) submitted by the applicant shows that no wetlands or upland habitat exist on the property and these findings have been verified by county environmental staff. In addition, the wildlife survey shows that no listed species exist on the property. Therefore, the preservation requirements under Article 4, Division 1 and Article 4, Division 2 of the Land Development Regulations do not apply.

**Informational Comment:**

Although the EA showed that no gopher tortoises exist onsite, this survey is only valid for 90 days. The property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of review. No land clearing or construction authorization by the county will be granted until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

**Landscaping**

**Unresolved Issues:**

**Landscape Native Tree Protect & Survey**

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

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site.
2. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

**Remedy/Suggestion/Clarification:**

Trees that are off-site are shown to be removed, this development order cannot authorize removal of trees on someone else's property. Trees shown that are splitting the property boundary should also be protected if possible. Revise the tree disposition table to remove off-site trees and provide tally of tree mitigation credits required and preservation credits that can be allocated.

Tree #19 is now shown to be protected. Preservation of this 33.5 dbh oak is appreciated, however a 10' parking lot island is not considered of sufficient size to protect this tree. Enlarge this island to be 20' in width by removal of 1 parking space. This will also allow for adjustment in the event the specific location of the tree is not completely accurate. Please acknowledge that field modification to parking may be necessary during construction to protect this tree.

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

**Traffic**

**Findings of Compliance:**

The Traffic Division of the Public Works Department finds this application in compliance.

**Compliance with Adequate Public Facilities Standard:**

As required, an evaluation of public roadway facilities has been performed. Staff estimates the site's maximum peak hour directional trips will be added to the road network in the AM. It is estimated that 32 trips will be added to the southbound direction on SR-76 (Kanner Highway). This is 1.68 % of the generalized capacity of that roadway, which is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2026). Therefore, staff has determined that the evaluation is positive, and serves as a determination that adequate facilities are in place to serve the development at the time of anticipated impact of the development on the roadways.

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

**Findings of Compliance:**

This project was reviewed by this department as a final site plan and no further review is necessary.

***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Services Division***

**Engineering**

**Unresolved Issues:**

1. Revise the Construction Plans to provide a swale within the SW Locks Road right-of-way directing stormwater from the back of the exit lane curb to the existing catch basin (rim elevation 11.12) near the intersection with SW Kanner Highway.
2. Stacked landscape bricks are not an acceptable construction method for a retaining wall within the proposed County easement. Provide a detail for a reinforced concrete retaining wall or other structurally similar design for the retaining wall adjacent to stormwater structure CB-6.

**Development Order Condition:**

Hauling is not permitted. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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

**Electronic Files**

**Findings of Compliance:**

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

## Addressing

### Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2024).

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

#### Water and Wastewater

### Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

#### Wellfield Protection

### Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The project lies within wellfield protection zone #2 and any use shall comply with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

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

#### Fire Rescue

### Findings of Compliance:

The resubmittal addressed the non-comply determination.

#### Emergency Management

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

**ADA**

**Findings of Compliance:**

Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

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

**Martin County Health Department**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Martin County School Board**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Review Ongoing

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

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Services Department

Reference - see Section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

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

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.
6.	Construction Plans	One (1) 24” x 36” copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
7.	Approved Final Site Plan	One (1) copy 24” x 36” of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24” x 36” copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Approved Elevations	One (1) copy 24” x 36” of the approved elevations.



Item	Description	Requirement
10.	Digital Copy of Site Plan	One (1) digital copy of the site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Engineer’s Design Certification	One (1) original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
12.	Property Management Documents	One (1) copy of documents verifying that the right-of-way and easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
13.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
14.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

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

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

**W. Fees**

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

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection fees:	\$4,000.00	\$0.00	\$4,000.00

Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

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

\*\* Recording fees will be identified after the post approval package has been submitted.

\*\*\* Impact fees are required at building permit.

## X. General application information

Applicant: Kanner Investment Partners, LLC  
1490 Florida A1A, Suite 301  
Satellite Beach, FL 32937  
Matt Williams  
321-428-4424  
[matt.williams@matthewdev.com](mailto:matt.williams@matthewdev.com)

Owners: Richard and Kathy Rastrelli  
557 SW 11<sup>th</sup> Court  
Palm City, FL 34990

Agent/Engineer  
of Record: Engineering Design & Construction, Inc.  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987  
David Baggett, P.E.  
772-462-2455  
[davidbaggett@edc-inc.com](mailto:davidbaggett@edc-inc.com)

## Y. Acronyms

ADA ..... Americans with Disability Act  
AHJ ..... Authority Having Jurisdiction  
ARDP ..... Active Residential Development Preference  
BCC..... Board of County Commissioners  
CGMP ..... Comprehensive Growth Management Plan  
CIE ..... Capital Improvements Element  
CIP ..... Capital Improvements Plan  
FACBC ..... Florida Accessibility Code for Building Construction  
FDEP..... Florida Department of Environmental Protection  
FDOT ..... Florida Department of Transportation  
LDR..... Land Development Regulations

LPA..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA .... Water/Waste Water Service Agreement

**Z. Attachments**

**ATTACHMENT I - REDLINES**



# EXHIBIT A THIS IS NOT A SURVEY

## DESCRIPTION:

BEING A PORTION OF THE WEST ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF LOT 4, TOPICAL FRUIT FARMS, NORTH OF S.R. 76, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 8 AND THE SOUTH RIGHT-OF-WAY LINE OF SW LOCKS ROAD (A VARIABLE-WIDTH RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 145, PAGE 277; OFFICIAL RECORDS BOOK 145, PAGE 279; OFFICIAL RECORDS BOOK 145, PAGE 287; OFFICIAL RECORDS BOOK 145, PAGE 289; ~~OFFICIAL RECORDS BOOK 145, PAGE 305~~; OFFICIAL RECORDS BOOK 149, PAGE 138; AND OFFICIAL RECORDS BOOK 2206, PAGE 2148 ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA); THENCE SOUTH 00°10'49" WEST, ALONG SAID WEST SECTION LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°41'29" EAST, ALONG A LINE LYING AND BEING 20.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 319.84 FEET TO THE WESTERLY LINE OF THAT RIGHT-OF-WAY DEDICATION RECORDED IN OFFICIAL RECORDS BOOK 616, PAGE 1994 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 41°01'52" WEST, A DISTANCE OF 6.66 FEET; THENCE NORTH 89°41'28" WEST, A DISTANCE OF 118.38 FEET; THENCE NORTH 00°18'32" EAST, A DISTANCE OF 15.00 FEET TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF SW LOCKS ROAD; THENCE NORTH 89°41'29" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 197.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,544.53 SQUARE FEET (0.10 ACRES), MORE OR LESS.

## NOTES

1. THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT [WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
3. DESCRIPTION NOT VALID WITHOUT SKETCH.
4. ~~TRACTS~~ SHOWN HEREON IN REFERENCE TO PLAT OF ~~PALM CITY FARMS (PLAT BOOK 6, PAGE 42)~~ PALM BEACH (NOW **LOTS** MARTIN) COUNTY, FLORIDA. **TROPICAL FRUIT FARMS (PLAT BOOK 3, PAGE 6)**
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF SW LOCKS ROAD (BEARING N89°41'29"W) AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO. **REFERENCE BOUNDARY SURVEY AND HAVE BEARING BASIS MATCH.**
6. ALL INSTRUMENTS OF RECORD REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, UNLESS OTHERWISE STATED.

SURVEYING DIVISION REVIEW #1, 8/6/2024

- 1) PLEASE SEE COMMENT NOTATIONS
- 2) SEE COMMENTS ON CORRESPONDING BOUNDARY SURVEY

REVIEWED BY: JET MARTEL, PSM  
PROJECT SURVEYOR  
PWD MARTIN COUNTY BOCC  
(772)-288-5418 • [jmartel@martin.fl.us](mailto:jmartel@martin.fl.us)

Michael T Owen

Digitally signed by Michael T

Owen

Date: 2024.04.04 15:22:44 -04'00'

MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION #5556

SIGNATURE DATE

**SKETCH & DESCRIPTION OF:  
RIGHT-OF-WAY DEDICATION**

PREPARED FOR:

**WAWA**

PORT SAINT LUCIE OFFICE  
10250 SW VILLAGE PARKWAY  
SUITE 201  
PORT SAINT LUCIE, FL 34987  
☎ 772-462-2455  
🌐 [www.edc-inc.com](http://www.edc-inc.com)



**ENGINEERS & SURVEYORS  
ENVIRONMENTAL**

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

PROJ. #: 23-222 DATE: 4/4/2024 DRAWN BY: SPT CHECKED BY: MTO SCALE: 1"=80' CAD FILE: 23-222 RWAY.dwg  
Z:\EDC-2023\23-222 - Matthew - Kanner & Locks\SURVEY\Dwg - PDF\Sketch & Description\23-222 RWAY.dwg, 4/4/2024 3:21 PM

SHEET  
1 OF 2

