



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

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)

### A. GENERAL INFORMATION

Type of Application: Revised Minor Master Site Plan

Name or Title of Proposed Project: Meadow Run at Fox Grove F.K.A. Fox Grove

#### Brief Project Description:

This project proposes to construct 1 ingress and 1 egress gate at an existing emergency entrance. Gate shall utilize an existing cul-de-sac for a vehicle turnaround.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 3/31/2022

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: \_\_\_\_\_

Previous Project Name if applicable: \_\_\_\_\_

#### Parcel Control Number(s)

47-38-41-002-000-00001-0



### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): MEADOW RUN PROPERTY OWNERS ASSOC INC

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

Address: 4701 SW Stoneybrook Way

City: Palm City, State: FL Zip: 34990

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

### C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** MEADOW RUN PROPERTY OWNERS ASSOC INC (FNA

Company Representative: Jeff Cabel

Address: 1111 SE FEDERAL HWY #100

City: Stuart, State: FL Zip: 34994

Phone: 954-818-9586

Email: jeffcabel@comcast.net

**Agent (Name or Company):** MacKenzie Engineering and Planning, Inc.

Company Representative: Shaun MacKenzie, Chris Menninger

Address: 1172 SW 30th Street, Suite 500

City: Palm City, State: FL Zip: 34990

Phone: 772-286-8030

Email: chris@mackenzieengineeringinc.com

**Contract Purchaser (Name or Company):** \_\_\_\_\_

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

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

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

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

**Land Planner (Name or Company):** \_\_\_\_\_

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

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

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

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

**Landscape Architect (Name or Company):** \_\_\_\_\_

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

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

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

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

**Surveyor (Name or Company):** Christian Fenex & Associates LLC

Company Representative: Christian Fenex

Address: 3401 SW 72nd Avenue

City: Palm City, State: FL Zip: 34990

Phone: 772-283-2977

Email: surveysbyfenex@gmail.com

**Civil Engineer (Name or Company):** MacKenzie Engineering and Planning, Inc.

Company Representative: Shaun MacKenzie, Chris Menninger

Address: 1172 SW 30th Street, Suite 500

City: Palm City, State: FL Zip: 34990

Phone: 772-286-8030

Email: chris@mackenzieengineeringinc.com

## 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):** \_\_\_\_\_

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

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

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

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

**Other Professional (Name or Company):** \_\_\_\_\_

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

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

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

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

### D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

**E. Certification by Professionals**

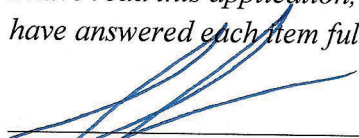
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, 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.

**F. 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

3/17/2025  
Date

SHAUN MACKENZIE  
Printed Name

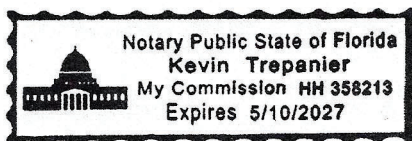
**STATE OF FLORIDA**

**COUNTY OF MARTIN**

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of March, 2025, by Shaun Mackenzie, who is ☒ personally known to me, or ☐ produced the following type of identification N/A.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Kevin Trepanier  
(Printed, Typed or Stamped Name of Notary Public)





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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MAR 13 2025

GROWTH MANAGEMENT  
DEPARTMENT

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### Digital Submittal Affidavit

I, Shaun MacKenzie, attest that the electronic version included for the project Meadow Run at Fox Grove Rear Entry Gate 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

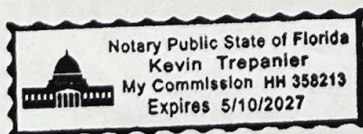
3/12/25  
Date

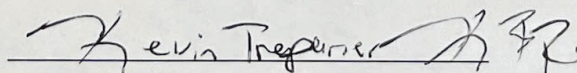
STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12<sup>th</sup> day of March, 2025, by \_\_\_\_\_, who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



  
(Printed, Typed or Stamped Name of Notary Public)





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Applicant Signature

3/12/25  
Date

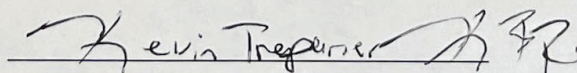
STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12<sup>th</sup> day of March, 2025, by \_\_\_\_\_, who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



  
(Printed, Typed or Stamped Name of Notary Public)



## Engineering & Planning, Inc.

1172 SW 30<sup>th</sup> Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • [www.MackenzieEngineeringInc.com](http://www.MackenzieEngineeringInc.com)

September 19, 2025

Martin County Engineering Department

**Re: Meadow Run at Fox Run F.K.A. Fox Grove – Project Narrative**

### Narrative

MacKenzie Engineering and Planning, Inc. (MEP) prepared this narrative for Meadow Run of Fox Grove F.K.A. Fox Grove. The project proposes to replace the existing manual emergency gate with two operational swing gates. The project will utilize an existing cul-de-sac within the community to provide a vehicle turn around and provide adequate vehicle storage.

The proposed gate is to have one callbox or keypad available for residents, contractors, vendors, and emergency vehicles. There will be one entrance lane and one exit lane. The gates will both swing towards the west to assist with stability and strength of the gates.

Meadow Run at Fox Grove F.K.A. Fox Grove is an existing subdivision in Martin County with an approved site plan from 2004. The site plan application does not propose any changes to density or land use.

025-016

March 25

© MacKenzie Engineering & Planning, Inc.





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Engineering & Planning, Inc.

MAR 13 2025

1172 SW 30<sup>th</sup> Street • Suite 500 • Palm City • Florida 32909  
(772) 286-8030 • [www.mackenzieengineeringinc.com](http://www.mackenzieengineeringinc.com)

GROWTH MANAGEMENT  
DEPARTMENT

March 12, 2025

Consent for: Meadow Run Property Owners' Association, Inc.  
C/O: Annmarie Hight, President

Re: Designation of Authorized Agent  
Meadow Run Property Owners' Association, Inc.

I certify that I have Authorized (Agent):

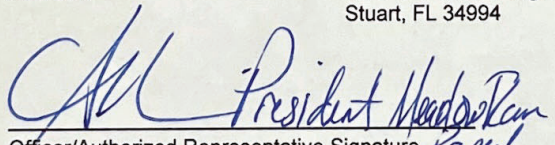
Company Name and Address: Mackenzie Engineering & Planning, Inc.  
1172 SW 30<sup>th</sup> Street, Suite 500  
Palm City, FL 34990

Contact Information: Shaun Mackenzie, P.E. | Chris Menninger  
[Shaun@mackenzieengineeringinc.com](mailto:Shaun@mackenzieengineeringinc.com) | [chris@mackenzieengineeringinc.com](mailto:chris@mackenzieengineeringinc.com)  
772-286-8030

to act on my behalf, for the purpose of viewing records, prepare, submit, and sign (as applicant) all applications and documentation required for procurement of the construction permits, inclusive of all necessary and approvals; of Martin County for the construction of the proposed Meadow Run at Fox Grove Rear Entry Gate development.

Name of Property Owner: Annmarie Hight, President  
Address: 1111 SE Federal Highway, Suite 100  
Stuart, FL 34994

Officer/Authorized Representative: Annmarie Hight, President  
Address: 1111 SE Federal Highway, Suite 100  
Stuart, FL 34994

 President Meadow Run Property Owners' Assoc. 3/13/25  
Officer/Authorized Representative Signature Date

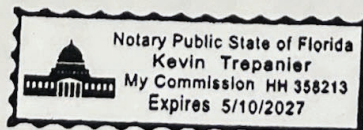
State of Florida  
County of Martin

This foregoing installment was acknowledged before me this day of March 13, 2025, by Annmarie Hight as authorized agent for Meadow Run Property Owners' Association, Inc.

Notary Public Information:

My Commission Expires:

5/10/27





INSTR # 1836620  
OR BK 02010 PG 1583  
RECORDED 05/04/2005 04:12:18 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 0.70  
RECORDED BY T Copus (asst mgr)

THIS INSTRUMENT PREPARED BY:

Jane L. Cornett, Esq.  
Cornett, Gooze & Associates, P.A.  
401 East Osceola Street  
Stuart, Florida 34994

PARCEL IDENTIFICATION #47-38-41-000-000-00010-3

**SPECIAL WARRANTY DEED  
GRANT OF EASEMENTS**

THIS INDENTURE, made this 2 day of May, 2005, between **Fox Grove Development, LLC, a Florida limited liability company**, Grantor, whose post office address is 401 East Osceola Street, Stuart, Florida 34994, and **Fox Grove Property Owners Association, Inc., a Florida corporation**, Grantee, whose post office address is 3111 University Dr., Ste 610, Coral Gables, Florida 33065.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, 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:

All streets and rights-of-way shown on Tract A of FOX GROVE SUBDIVISION, according to the plat thereof as recorded in Plat Book 16, Page 6, of the Public Records of Martin County, Florida.

All of the open space area shown as Tract B of FOX GROVE SUBDIVISION, according to the plat thereof as recorded in Plat Book 16, Page 6, of the Public Records of Martin County, Florida.

The access and drainage tract shown as Tract D of FOX GROVE SUBDIVISION, according to the plat thereof as recorded in Plat Book 16, Page 6, of the Public Records of Martin County, Florida.

All lake Tracts E, F and G of FOX GROVE SUBDIVISION, according to the plat thereof as recorded in Plat Book 16, Page 6, of the Public Records of Martin County, Florida.

Subject to the Declaration of Restrictions and Protective Covenants for Meadow Run recorded in O.R. Book 2010, Page 1483, of the Public Records of Martin County, Florida, restrictions, reservations, easements of record, without reimposing same, and zoning of public records, and taxes for the year 2005 and subsequent years.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other; and is free and clear of all encumbrances.

The Grantor further, in consideration of the foregoing premises, the mutual covenants, agreements, representations and warranties contained in this Grant of Easements, and the dedication of easements to the Grantee in the Plat of the Fox Grove Subdivision located in Plat Book 16, Page 6, of the Public Records of Martin County, Florida, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

*DK*

1. Grant of Easements. Grantor hereby grants to Grantee the following:
  - a. The utility easements shown on the Plat of Fox Grove Subdivision recorded in Plat Book 16, Page 6 of the Public Records of Martin County, Florida.
  - b. The conservation easement shown on the Plat of Fox Grove Subdivision as Tract C recorded in Plat Book 16, Page 6 of the Public Records of Martin County, Florida.
  - c. The private drainage easements shown on the Plat of Fox Grove Subdivision recorded in Plat Book 16, Page 6 of the Public Records of Martin County, Florida.
  - d. The equestrian easements shown on the Plat of Fox Grove Subdivision recorded in Plat Book 16, Page 6 of the Public Records of Martin County, Florida.
2. Indemnity. In consideration of this Grant of Easements, the Grantee does hereby agree to indemnify and hold harmless the Grantor, its members, successors and assigns, from any and all maintenance, repairs and replacement of any improvements on the property which is the subject matter of this Grant of Easements. The Grantee further agrees to indemnify and hold Grantor, its members, successors and assigns, harmless from any and all claims, damages to person or property, attorneys fees and costs whatsoever arising out of the use of the property which is the subject of this Grant of Easements.
3. Covenant Running With the Land. This easement and the rights and obligations set forth herein shall be deemed to be covenants running with Grantor's Property, Grantee's Property and the Easement Area and shall be binding upon Grantor, Grantee, their heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

**WITNESSES:**

Lynn D. Schwartz  
 Print Name: Lynn D. Schwartz  
Robin Hall  
 Print Name: Robin Hall

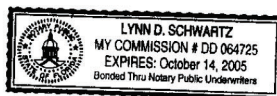
FOX GROVE DEVELOPMENT, LLC,  
 a Florida limited liability company

By: Don Anderson  
 Don Anderson, Managing Member

STATE OF FLORIDA  
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 2 day of May, 2005, by Don Anderson, Managing Member of Fox Grove Development, LLC, a Florida limited liability company, on behalf of the company, who [☒] is personally known to me or who [☐] has produced \_\_\_\_\_ as identification.

Lynn D. Schwartz  
 Notary Public, State of Florida  
 Print Name: Lynn D. Schwartz  
 My Commission Expires: 10/14/2005







## Engineering & Planning, Inc.

1172 SW 30<sup>th</sup> Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • [www.mackenzieengineeringinc.com](http://www.mackenzieengineeringinc.com)

March 12, 2025

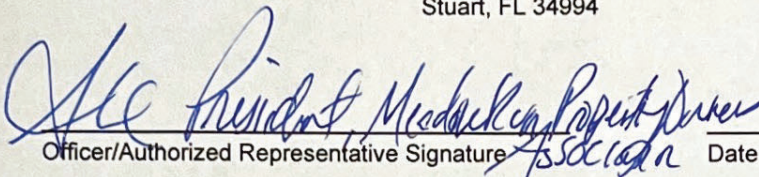
Consent for: Meadow Run Property Owners' Association, Inc.  
C/O: Annmarie Hight, President

Re: Designation of Authorized Agent  
Meadow Run Property Owners' Association, Inc.

I certify that there has been no property transfer since the property was deed to the current property owner.

Name of Property Owner: Annmarie Hight, President  
Address: 1111 SE Federal Highway, Suite 100  
Stuart, FL 34994

Officer/Authorized Representative: Annmarie Hight, President  
Address: 1111 SE Federal Highway, Suite 100  
Stuart, FL 34994

 3/13/25  
Officer/Authorized Representative Signature Date

State of Florida

County of Martin

This foregoing installment was acknowledged before me this day of March 13, 20<sup>25</sup>, by Annmarie Hight as authorized agent for Meadow Run Property Owners' Association, Inc.

Notary Public Information:

My Commission Expires:

5/10/27



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MAR 13 2025

GROWTH MANAGEMENT  
DEPARTMENT

Legal Description per O.R. Book 2010, Page 1583

All street and rights-of-way shown on Tract A of FOX GROVE SUBDIVISION, according to the plat thereof as recorded in plat book 16, page 6, of the public records of Martin County, Florida.