



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

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

A. GENERAL INFORMATION

Type of Application: Revised PUD Final Site P Lan

Name or Title of Proposed Project: Fifth Third Bank Jensen Beach

Brief Project Description:

Redevelopment of existing site by demolishing existing building to construct a new +/-2,417 SF bank building with associated parking, paving, landscape, utility, and drainage infrastructure improvements. No direct access will be provided off NW Federal Highway, instead the project will use the existing internal driveways.

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** 10/27/2022

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: W038-110 (pre-app #)

Previous Project Name if applicable: _____

Parcel Control Number(s)

183741006000000100

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): BW Jensen Federal LLC

Company Representative: Timothy A Simmons

Address: 3708 W Swann Ave #200

City: Tampa, **State:** FL **Zip:** 33609

Phone: 260-316-4302 **Email:** rcarlson@brightworkre.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): BW Jensen Federal LLC

Company Representative: Timothy A Simmons

Address: 3708 W Swann Ave #200

City: Tampa, State: FL Zip: 33609

Phone: 260-316-4302 Email: rcarlson@brightworkre.com

Agent (Name or Company): Bowman

Company Representative: Kristhian Morales

Address: 910 SE 17th Street, Suite 300

City: Fort Lauderdale, State: FL Zip: 33316

Phone: 954-884-5264 Email: kmorales@bowman.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): Hole Montes, a bowman company

Company Representative: Bill Prysi

Address: 6200 Whiskey Creek Drive

City: Fort Myers, State: FL Zip: 33919

Phone: 239.985.1225 Email: BillPrysi@hmeng.com

Surveyor (Name or Company): EBI Surveying

Company Representative: Eric Blackburn

Address: 8415 Sunstate Street

City: Tampa, State: FL Zip: 33634

Phone: 813-886-6080 Email: ewb@ebisurvey.com

Civil Engineer (Name or Company): Bowman

Company Representative: Andres Mizrahi

Address: 910 SE 17th Street, Suite 300

City: Fort Lauderdale, State: FL Zip: 33316

Phone: (954) 884-5262 Email: amizrahi@bowman.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): BDG Architects

Company Representative: Asa Santa Cruz

Address: 550 South Caldwell St. Suite 1800

City: Charlotte, State: NC Zip: 28202

Phone: 704.981.8951 x104 Email: asa.santacruz@bdgllp.com

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

8/24/23
Date

Kristhian Morales
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 24 day of august, 2023 by Kristhian morales, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



Shailah Giovanna Steck
Comm.: HH 354492
Expires: January 26, 2027
Notary Public - State of Florida

Shailah q. Steck
(Printed, Typed or Stamped Name of Notary Public)



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 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996
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Digital Submittal Affidavit

I, Kristhian Morales, attest that the electronic version included for the project Fifth Third Bank - Jensen Beach 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.

[Signature]
 Applicant Signature

8/24/23
 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 24 day of august, 2023, by Kristhian morales, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

[Signature]
 Notary Public, State of Florida



Shailah Giovanna Steck
 Comm.: HH 354492
 Expires: January 26, 2027
 Notary Public - State of Florida

Shailah g. steck

(Printed, Typed or Stamped Name of Notary Public)

September 1, 2023

Brian Elam, Principal Planner
Martin County, Florida Growth Management Department
Development Review Division
(772) 288-5501
belam@martin.fl.us

Project: Fifth Third Bank - Jensen Beach

4110 NW Federal Highway
Jensen Beach, Florida

Project Narrative

The applicant is proposing a redevelopment project along NW Federal Highway and south of NW Eugenia Street at 4110 NW Federal Highway in Jensen Beach, FL. The 1.54-acre site is currently occupied by the restaurant “The Original Pancake House”. The parcel ID for this property is 18-37-41-006-000-00010-0 and it is in PUD-WJ (West Jensen) with future land use General Commercial. See below for location map.



The applicant is looking to redevelop the site by demolishing the existing building and directly surrounding pavement and proposing the installation of a +/- 2,417 SF bank with drive-thru teller lanes. Associated improvements include paving, landscape, utility, and drainage infrastructure to support the redevelopment. The project is proposing to keep the southern portion of the site as similar to the existing conditions with minimal improvements proposed. Improvements within the southern portion of the site includes reconfiguring parking spots, connection to drainage system, and tying into

existing pavement elevations. Additionally, no direct access will be provided off NW Federal Highway, instead the project will use the existing two internal driveways within the West Jensen PUD development. Since the property is currently an existing restaurant, landscaping for the redevelopment is included as part of the proposed improvements, this will require removal of several existing trees prior to construction.

The site is within Flood Zone X (panel 12085C0020G effective 3/16/2015), which does not have a base flood elevation and is located within the South Florida Water Management District. The finished floor elevation has been set to minimum 16.55' NAVD based on the SJRWMD Master Permit #43-90018-S requirement of 18.00' NGVD (approximately 16.53' NAVD). Additionally, the proposed project contains less impervious area than the existing development and thus is not required to provide any additional treatment.

If you have any questions or concerns, please do not hesitate to contact us.



**Kristhian Morales | Project Manager
Bowman**

910 SE 17th St, Suite 300, Fort Lauderdale, FL 33316

D: (954) 686-1562 | M: (650) 799-5791

kmorales@bowman.com | bowman.com

Jensen Beach Town Center
Design Compliance Committee
c/o Dacar Management
336 E Dania Beach Blvd.
Dania, FL 33004

October 9, 2023

Via e-mail

rcarlson@brightworkre.com

Ronnie Carlson
Brightwork Real Estate
Four Harvard Circle, Suite 800
West Palm Beach, FL 33409

Re: West Jensen PUD, Parcel 12.7 (Proposed Fifth Third Bank))

Dear Mr. Carlson:

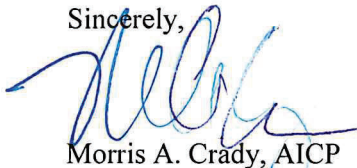
On behalf of the Jensen Beach Town Center Design Compliance Committee (DCC), please accept this correspondence as formal notice of approval of the final site plans for Fifth-Third Bank proposed at the southwest corner of US-1 and Eugenia Street on Parcel 12.7.

This notice of approval includes the revised final site plan, landscape plans, building elevations and sign details submitted to Martin County on September 28, 2023.

This approval includes a determination of compliance with the approved West Jensen Revised Master Plan and PUD Agreement, as amended, and the Jensen Beach Town Center Architectural and Design Guidelines. The DCC's approval is subject to compliance with Martin County's land development regulations.

Please feel free to contact me if you have any questions or comments.

Sincerely,



Morris A. Crady, AICP
Senior Partner, Lucido & Associates

Copy to: Alberto Micha, Dacar Management

August 21, 2023

LETTER OF AUTHORIZATION

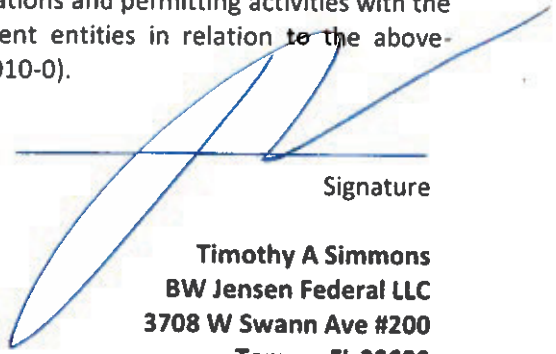
RE: Fifth Third Bank – Jensen Beach
4110 NW Federal Hwy
Jensen Beach, Florida, 34957
Folio number: 18-37-41-006-000-00010-0

TO WHOM IT MAY CONCERN:

This letter is to designate the following Parties are to act as authorized agent/applicants on behalf of the property owner, *BW Jensen Federal LLC*, associated with the proposed redevelopment project (hereinafter the "Property Owner"):

Bowman Consulting Group
Jenny Baez, Kristhian Morales, Andres Mizrahi
910 SE 17th Street, Suite 300, Fort Lauderdale FL 33316

The Property owner grants the above-mentioned Parties authorization to make application submittals and negotiate conditions in matters related to government regulations and permitting activities with the State of Florida, Martin County, SFWMD, and other government entities in relation to the above-mentioned site (associated with Parcel ID #18-37-41-006-000-00010-0).



Signature

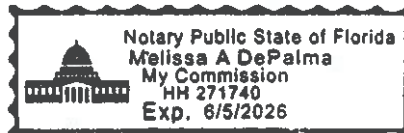
Timothy A Simmons
BW Jensen Federal LLC
3708 W Swann Ave #200
Tampa, FL 33609
260-316-4302
rcarlson@brightworkre.com

STATE OF Florida
COUNTY OF Hillsborough

Sworn to and subscribed before me, the undersigned Notary Public, this 22nd day of August, 2023 2023.

Melissa A DePalma
Notary Public

Melissa A DePalma
Printed Name





Recorded in Martin County, FL 10/29/2021 3:05 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$10,150.00
CFN#2923445 BK 3268 PG 1097 PAGE 1 of 3

THIS INSTRUMENT PREPARED BY/
RECORD AND RETURN TO:
Gary S. Singer, Esq.
Mombach, Boyle, Hardin & Simmons, P.A.
100 NE Third Avenue, Suite #1000
Fort Lauderdale, Florida 33301
Parcel ID Number: 18-37-41-006-000-00010.00000

SPECIAL WARRANTY DEED

THIS INDENTURE made as of the 28th day of October, 2021 between OPH/JENSEN BEACH REALTY, LLC, a Florida limited liability company ("Grantor"), whose post office address is 8181 West Broward Blvd, Suite 262, Plantation, Florida 33324 and BW JENSEN FEDERAL, LLC, a Florida limited liability company ("Grantee"), whose post office address is 3708 W. Swann Avenue, Suite 200, Tampa, Florida 33609.

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration 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 successors and assigns forever, that certain land situate, lying and being in Martin County, Florida and more particularly described on Exhibit "A", annexed hereto and made a part hereof (the "Property").

SUBJECT TO: Covenants, easements and restrictions of record; existing zoning and governmental regulations; restrictions and other matters appearing on the plat or otherwise common to the subdivision; and taxes for the year 2021 and subsequent years; provided, however, that reference to any of the foregoing shall not serve to re-impose same.

TO HAVE AND TO HOLD the same in fee simple forever.

And the said Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said Property in fee simple and that said Grantor has good right and lawful authority to sell and convey said Property, and the Grantor hereby warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed the day and year first above written.

Signed in the presence of:

Print Name Gary S. Singer

Print Name Ara W. Reips

OPH/JENSEN BEACH REALTY, LLC, a Florida limited liability company

By: Steven R. Kamelhair
Steven R. Kamelhair, Manager

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 26th day of October, 2021 by, Steven R. Kamelhair, as Manager and on behalf of OPH/ JENSEN BEACH REALTY, LLC, a Florida limited liability company, who is personally known to me or who has produced a driver's license as identification.



Jennifer L. Kolm
NOTARY PUBLIC-State of Florida
Print/Type/Stamp Name:
Commission Expiration Date:
Notary Seal:

EXHIBIT A

LEGAL DESCRIPTION

All of West Jensen PUD, Phase 1B Plat of Parcel 12.7, according to the Plat thereof as recorded in Plat Book 15, Page 61, of the Public Records of Martin County, Florida.

Copy Copy Copy

September 18, 2023


Martin County
2401 SE Monterey Road
Stuart, Florida 34996

To Whom it May Concern

Please accept this letter as my written confirmation that, to the best of my knowledge and belief, there has not been a transfer of the subject property since the Special Warranty Deed into BW Jensen Federal, LLC., was recorded in the Martin County Public Records.

BW JENSEN FEDERAL, LLC

By: BRIGHTWORK REAL ESTATE, INC., Its Manager



Signature

T. Austin Simmons, President of
Brightwork Real Estate, Inc.

3708 W Swann Ave #200
Tampa, FL 33609
260-316-4302

STATE OF FL
COUNTY OF Hillsborough

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 21st day of Sept, 20 23 by T. Austin Simmons



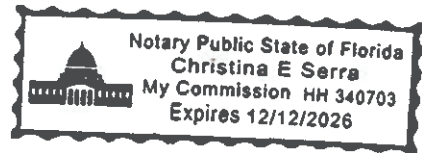
Notary Public

Christina E Serra

Printed Name

(NOTARY SEAL)






Personally Known OR Produced Identification _____
Type of Identification Produced:

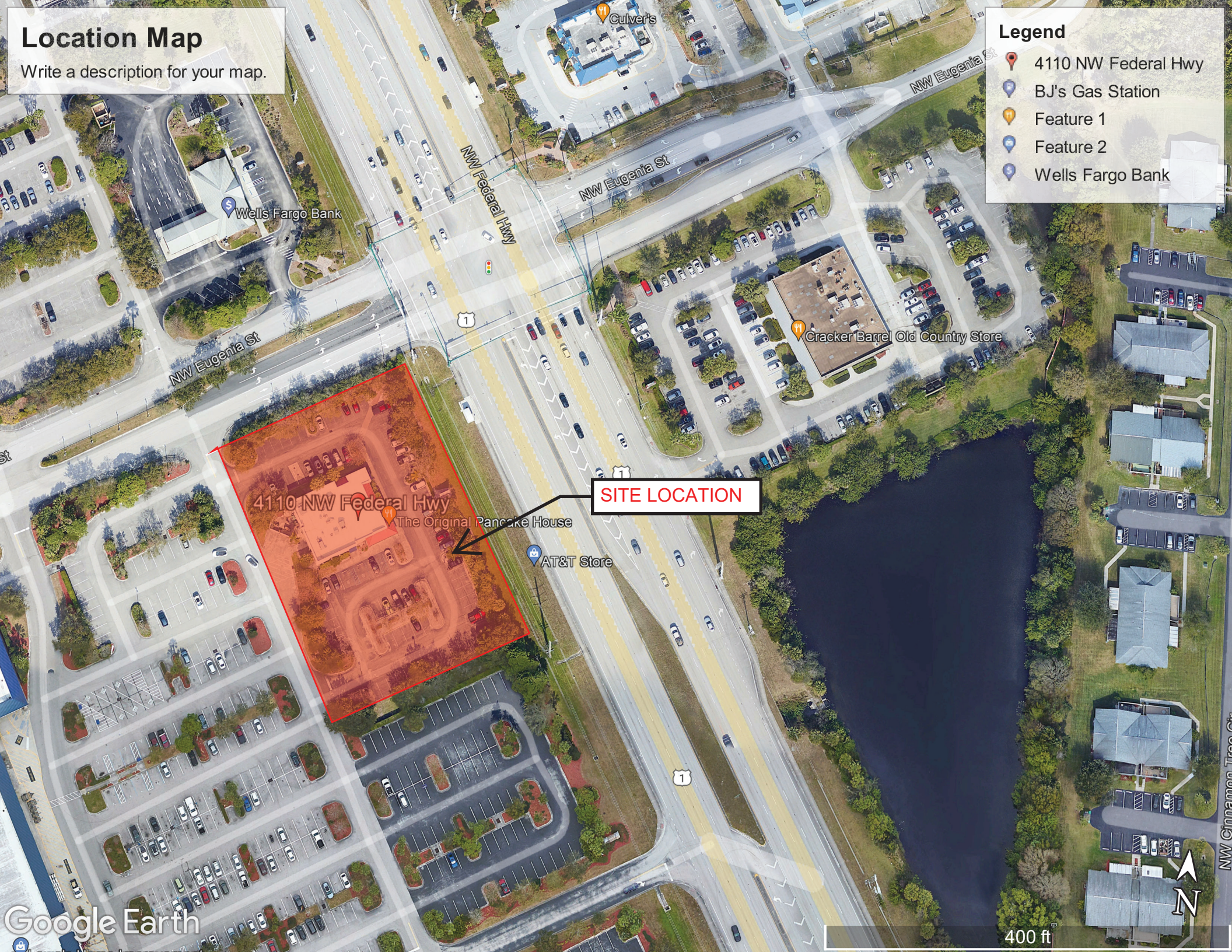


Location Map

Write a description for your map.

Legend

-  4110 NW Federal Hwy
-  BJ's Gas Station
-  Feature 1
-  Feature 2
-  Wells Fargo Bank



SITE LOCATION

4110 NW Federal Hwy
The Original Pancake House

AT&T Store

Cracker Barrel Old Country Store

Wells Fargo Bank

Culver's

