



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

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: PUD Zoning Master & Final Site Plan

Name or Title of Proposed Project: Paradise Lake PUD

Brief Project Description:

See Project Narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 10/24/2024

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: P141

Previous Project Name if applicable: Paradise Lake PUD

Parcel Control Number(s)

32-39-42-000-000-00300-0

32-39-42-000-000-00301-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Heissenberg Family Financial Investments, LLC

Company Representative: Mike Heissenberg

Address: 725 Ne Bayberry Lane

City: Jensen Beach, State: FL Zip: 34957

Phone: 772-871-1915 ext. 106 Email: Mikesr@expertshutters.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Brian Nolan

Address: 701 East Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: bnolan@lucidodesign.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): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Christian Fenex and Associates, LLC

Company Representative: Christian Fenex

Address: P.O. Box 2533

City: Palm City, State: FL Zip: 34991

Phone: 772-370-5871 Email: surveysbyfenex@gmail.com

Civil Engineer (Name or Company): LaConte Engineering

Company Representative: Bill Orazi

Address: 2440 SE Federal Hwy, Suite W

City: Stuart, State: FL Zip: 34994

Phone: 772-370-5871 Email: worazi@laconteengineering.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Same as Civil Engineer

Company Representative: Patrick LaConte

Address: 2440 SE Federal Hwy, Suite W

City: Stuart, State: FL Zip: 34994

Phone: 772-215-0354 Email: placonte@laconteengineering.com

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): Advanced Restoration Ecology

Company Representative: Drew Gatewood

Address: 2593 NE Roberta Street

City: Jensen Beach, State: FL Zip: 34957

Phone: 772-242-7200 Email: drew.gatewood@gmail.com

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.

Brian Nolan
Applicant Signature

11.6.24
Date

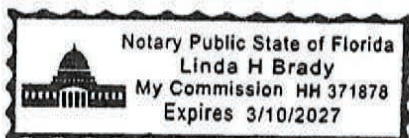
Brian Nolan
Printed Name

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 6th day of November, 2024, by Brian Nolan, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Linda H. Brady
(Printed, Typed or Stamped Name of Notary Public)

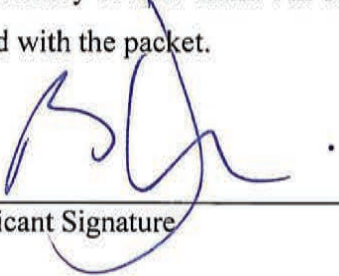


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Digital Submittal Affidavit

I, Brian Nolan, attest that the electronic version included for the project Paradise Lake PUD 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

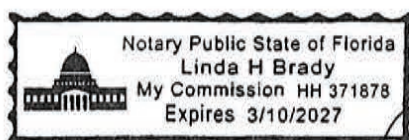
9.26.24
Date

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 26 day of September, 2024, by Brian Nolan, 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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2401 SE Monterey Road, Stuart, FL 34996
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Brian Nolan of Lucido & Associates, am the copyright owner of the following materials:
Lucido & Associates materials submitted in Paradise Lake PUD ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

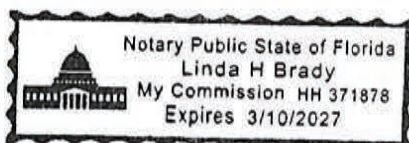
I warrant that I have the authority to grant the permission requested by Martin County.


Printed Name: BRIAN S. Nolan Jr.

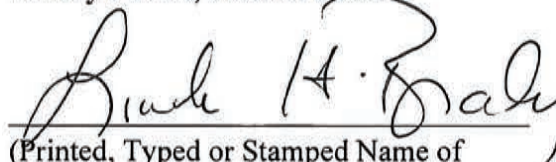
**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of September, 2024, by Brian Nolan, 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)



PROJECT NARRATIVE

**Paradise Lake PUD
PUD Agreement,
Master Plan and Final Site Plan Application
November 5, 2024
(revised 8.6.25)**

Existing Property Characteristics

The subject property is located south of SE 138th Street, between US-1 and I-95. The 72.4-acre site, which is outside the Primary Urban Service District and designated for Rural Density land use, extends south to the boundary of Jonathan Dickinson State Park. The property is primarily vacant except for an agricultural structure that has been used in support of the owner's enjoyment of the property as a family retreat. The property is surrounded on the east and west by similar uses that are separated from the proposed development area by heavily forested wetland and upland preserve areas.

The Paradise Lake Planned Unit Development Zoning Agreement (PUD) was originally approved by the Martin County Board of County Commissioners (BCC) on March 16, 2010. The approval included a Master Site Plan, which consisted of twelve lots on 72.40 acres. By way of this application, the existing PUD Zoning Agreement will be terminated and replaced in its entirety upon recordation of the proposed PUD Zoning Agreement.

As part of the public benefits associated with the original PUD Agreement, the owner agreed to record a perpetual flow-through drainage easement to Martin County over the eastern wetland to allow for offsite water to flow through their wetland as part of the Kitching Creek Central Flow Way Restoration Project. Special Condition 6 of the approved agreement states:

C. If the COUNTY begins work on the Restoration prior to the OWNER obtaining final site plan approval, the COUNTY shall be solely responsible for removing exotic vegetation within the Easement area and maintaining the Easement area free of exotic vegetation until the OWNER obtains final site plan approval. Upon final site plan approval, the OWNER shall have the responsibility for maintaining the Easement area free of exotic vegetation in perpetuity. The OWNER'S responsibility for maintaining the Easement area shall be included within the PAMP for the PUD. Approval of the PAMP is a prerequisite of final site plan approval.

Based on discussions with the County during a pre-application workshop in 2020, the County determined that the recorded easement was not needed for the restoration work. However, based on actual field conditions off-site stormwater still passes through the subject property as it moves south into Jonathan Dickinson State Park. By way of the final site plan application, the area within the recorded easement and all preserve areas on site will be enhanced by the removal of exotic vegetation and maintained by the Owner in perpetuity in accordance with the Preserve Area Management Plan. Therefore, the public benefit associated with the recorded easement is consistent with the original intent.

Proposed Project

The proposed project, which was originally approved for 12 lots on 72.40 acres, has been reduced to 11 lots in order to preserve specimen oak trees and native upland habitat that maintains a significant wildlife corridor between wetland preserves on site and the adjacent Jonathan Dickinson State Park.

The site plan includes approximately 1.1 acre of frontage on SE 138th Street that will be donated as public right-of-way. The proposed single-family lots are a minimum of one acre and will be served by individual wells and advanced on-site sewage treatment systems in accordance with state and local requirements. The single family lots are designed around a central lake and physically separated from adjacent properties by more than 50 acres of preserve area and native landscape areas.



PUBLIC BENEFITS

**Paradise Lake PUD
PUD Agreement,
Master Plan and Final Site Plan Application
November 5, 2024
(revised 10.14.25)
(revised 3.3.26)**

Existing Property Characteristics

The subject property is located south of SE 138th Street, between US-1 and I-95. The 70.99-acre site, which is outside the Primary Urban Service District and designated for Rural Density land use, extends south to the boundary of Jonathan Dickinson State Park. The property is primarily vacant except for an agricultural structure that has been used in support of the owner's enjoyment of the property as a family retreat. The property is surrounded on the east and west by similar uses that are separated from the proposed development area by heavily forested wetland and upland preserve areas.

The Paradise Lake Planned Unit Development Zoning Agreement (PUD) was originally approved by the Martin County Board of County Commissioners (BCC) on March 16, 2010. The approval included a Master Site Plan, which consisted of twelve lots on 72.40 acres. By way of this application, the existing PUD Zoning Agreement will be terminated and replaced in its entirety upon recordation of the proposed PUD Zoning Agreement.

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Based on discussions with the County during a pre-application workshop in 2020, the County determined that the recorded easement was not needed for the restoration work. However, based on actual field conditions off-site stormwater still passes through the subject property as it moves south into Jonathan Dickinson State Park. By way of the final site plan application, the area within the recorded easement and all preserve areas on site will be enhanced by the removal of exotic vegetation and maintained by the Owner in perpetuity in accordance with the Preserve Area Management Plan. Therefore, the public benefit associated with the recorded easement is consistent with the original intent.

Proposed Project

The proposed project, which was originally approved for 12 lots on 72.40 acres, has been reduced to 11 lots on 70.99 ac. in order to preserve specimen oak trees and native upland habitat that maintains a significant wildlife corridor between wetland preserves on site and the adjacent Jonathan Dickinson State Park.

The proposed single-family lots are a minimum of one acre and will be served by individual wells and advanced on-site sewage treatment systems in accordance with state and local requirements. The single family lots are designed around a central lake and physically separated from adjacent properties by more than 50 acres of preserve area and native landscape areas.

Analysis of “By-Right” vs. PUD

<u>By-Right</u>	<u>Proposed PUD</u>
Front: 30 feet	35 feet
Side: 30 feet	35 feet
Rear: 30 feet	35 feet
Min. lot area: 2 acres	1 acre
Min. lot width: 175 feet	175 feet
Max. Height: 30 feet	35 feet
Min. open space/lot 50%	50%
Min. Wetland Preserve: 32.38 acres	32.38 acres
Min. Upland Preserve: 14.84 acres	17.38 acres
Native Tree Protection: 0 acre	0.57-acre
Max. lots/SF units: 8	11
Max. guesthouses: 8	0
Max. septic tanks: 16	11

Developer Benefits

As shown above, the PUD allows the development of eleven 1-acre lots versus eight 2-acre lots that would be allowed under “straight” zoning – see attached conceptual 2-acre Lot plan. The developer also benefits from a slight increase in height from 30 feet to 35 feet and slight decrease in the front setback from 30 feet to 25 feet.

Public Benefits

In addition to the public benefits provided by flow-through drainage easement, the following additional public benefits are provided by the design of the project:

- Increase in upland preserve area by 2.54 acres, from 14.84 acres to 17.38 acres;
- Increase in the side and rear building setbacks from 30 to 35 feet;
- The project provides 0.57 acres of native tree protection area that will be retained in existing native vegetation and planted with native trees;
- The applicant/owner agrees to prohibit guesthouses on the lots; and
- The applicant/owner agrees to donate \$1,000 per unit (\$11,000) to the Martin County Community Land Trust.

Heissenberg Family Financial Investments, LLC
725 NE Bayberry Lane
Jensen Beach, Florida 33433

April 8, 2024

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

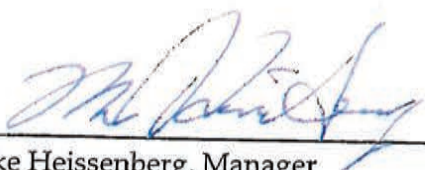
Re: Paradise Lake PUD

Dear Mr. Schilling:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent Ribbon Ventures, LLC during the governmental review process of the application.

Sincerely,

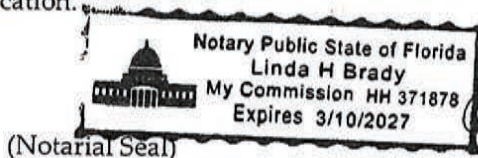
Heissenberg Family Financial Investments, LLC,
a Florida limited liability company

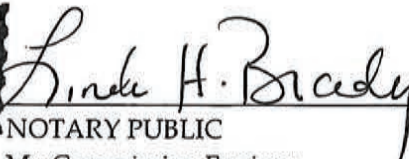
By: 

Mike Heissenberg, Manager

STATE OF FLORIDA
COUNTY OF Florida

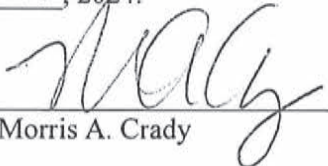
The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of April, 2024, by Mike Heissenberg, Manager of Heissenberg Family Financial Investments, LLC, a Florida limited liability company. He ☒ is personally known to me or ☐ has produced _____ as identification.




NOTARY PUBLIC
My Commission Expires:

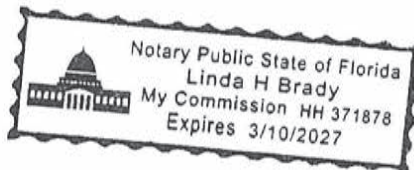
To the best of my knowledge and belief, there has been no transfer of the subject property since the Warranty Deed for Heissenberg Family Financial Investments, LLC, a Florida limited liability company was recorded in the Martin County, Florida Public Records.

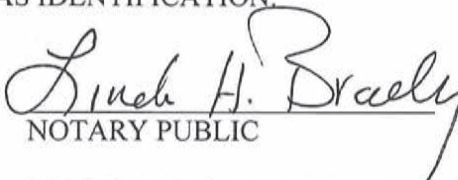
DATED THIS 26 DAY OF September, 2024.


Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 26 DAY OF September, 2024 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.




NOTARY PUBLIC
MY COMMISSION EXPIRES:

INSTR # 1948953
OR BK 02164 PG 1624
Pgs 1624 - 1625; (2pgs)
RECORDED 07/21/2006 01:58:54 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 31,500.00
RECORDED BY C Walsh

Prepared by and return to:
Alfredo Garcia-Menocal
President
Alfredo Garcia-Menocal, PA
730 NW 107th Avenue Suite 115
Miami, FL 33172

File Number: AM061735
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of July, 2006 between Skylark Developers, LLC, a Florida limited liability company whose post office address is 3301 NW South River Drive, Miami, FL 33142, grantor, and Heissenberg Family Financial Investments, LLC, a Florida Limited Liability Company whose post office address is 725 NE Bayberry Lane, Jensen Beach, FL 34957, 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:

The Northwest 1/4 of the Southwest 1/4 of Section 32, Township 39 South, Range 42 East, Martin County, Florida.

And

The North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 39 South, Range 42 East, Martin County, Florida.

And

The West 3/4 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 39 South, Range 42 East, Martin County, Florida.

And

The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 39 South, Range 42 East, Martin County, Florida.

LESS AND EXCEPT a parcel of land along the West property line of the Southwest 1/4 of Section 32, Township 39 South, Range 42 East, Martin County, Florida, more particularly described as follows:

BEGIN at the Southwest corner of said Section 32; thence bear N00°14'34"W (Bearing Basis) along the West line of said Southwest 1/4, 2652.77 feet to the intersection with the North line of said Southwest 1/4; thence S89°52'26"E along said North line, 102.05 feet; thence S00°07'34"W, 49.38 feet; thence N89°52'26"W, 24.24 feet; thence S32°20'25"W, 51.04 feet to the intersection with a line 50.00 feet East of and parallel to said West line of the Southwest 1/4; thence S00°14'34"E along said parallel line, 2560.08 feet to the intersection with the South line of said Southwest 1/4; thence S89°59'16"W along said South line, 50.00 feet to the POINT OF BEGINNING.

Parcel Identification Number: 32-39-42-000-000300.00000

and

Parcel Identification Number: 32-39-42-000-000301.00000.

and

Parcel Identification Number: 32-39-42-000-000302.00000.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

DoubleTime

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

Signed, sealed and delivered in our presence:

Witness Name: Alfredo Garcia Jimenez
Witness Name: Eileen Jimenez

Skylark Developers, LLC, a Florida limited liability company

By: Harbhajan Singh
Harbhajan Singh Kainth, Managing Member

(Corporate Seal)

State of Florida
County of Miami-Dade

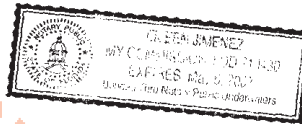
The foregoing instrument was acknowledged before me this 14th day of July, 2006 by Harbhajan Singh Kainth, Managing Member of Skylark Developers, LLC, a Florida limited liability company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

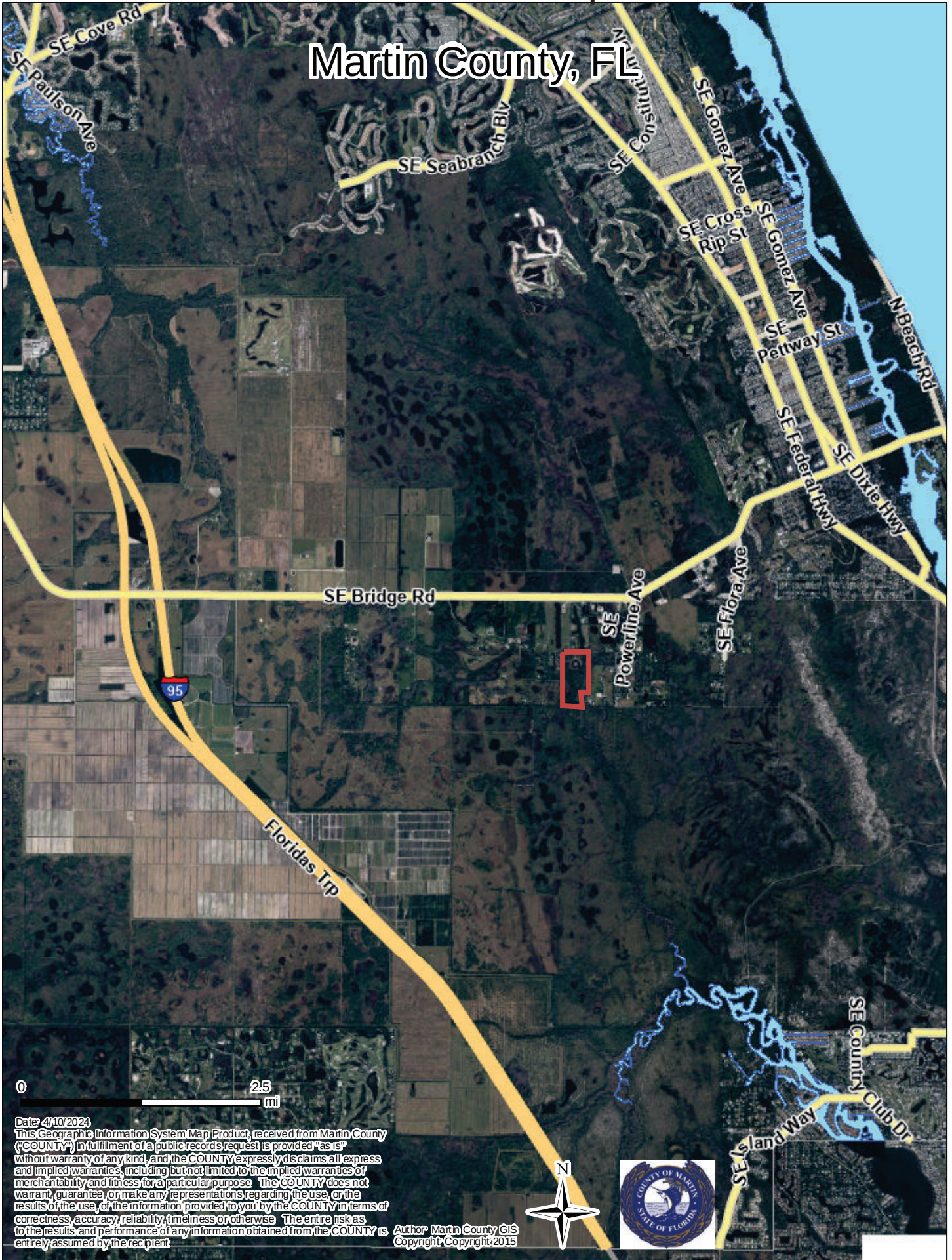
Printed Name: Eileen Jimenez

My Commission Expires: May 6, 2007



Location Aerial Map

Martin County, FL



Date: 4/10/2024

This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request 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.

Author: Martin County GIS
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