



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 Major Final Site Plan

Name or Title of Proposed Project: Florida Superior Sand

Brief Project Description:

An existing approved mine approved to be 20 feet deep. This application is to revise the depth to 30 feet as allowed by new regulations Sec 4.348.B.Excavation standards.

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** 09/07/2023

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: A040-009

Previous Project Name if applicable: Florida Superior Mine

Parcel Control Number(s)

19384000000000113

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Marandy Properties LLC

Company Representative: Marion Jefferson

Address: 6801 Lake Worth Road Ste 124

City: Greenacres, **State:** FL **Zip:** 33467

Phone: _____ **Email:** fss5901@aol.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Marandy Properties LLC
Company Representative: Marion Jefferson
Address: 6801 Lake Worth Road, Ste 124
City: Greenacres, State: FL Zip: 33467
Phone: _____ Email: fss5901@aol.com

Agent (Name or Company): Haley Ward, Inc.
Company Representative: Akash Bissoon, P.E.
Address: 10570 S. U.S. Highway 1 Suite 300
City: Port St Lucie, State: FL Zip: 34952
Phone: 772-223-8850 Email: abissoon@haleyward.com

Contract Purchaser (Name or Company): NA
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Land Planner (Name or Company): Haley Ward Inc.
Company Representative: Akash Bissoon, P.E.
Address: 10570 S. U.S. Highway 1, Suite 300
City: Port St Lucie, State: FL Zip: 34952
Phone: 772-223-8850 Email: abissoon@haleyward.com

Landscape Architect (Name or Company): Landscape Architectural Services LLC
Company Representative: Paul Goulas
Address: 1708 SE Joy Haven Street
City: Port St Lucie, State: FL Zip: 34983
Phone: 772-631-8400 Email: paul@las-fl.com

Surveyor (Name or Company): Betsy Lindsay Inc. A Division of Haley Ward Inc.
Company Representative: Elizabeth Lindsay
Address: 7997 SW Jack James Drive
City: Stuart, State: FL Zip: 34997
Phone: 772-286-5753 Email: blindsay@betsylindsay.com

Civil Engineer (Name or Company): Haley Ward, Inc.
Company Representative: Akash Bissoon, P.E.
Address: 10570 S. U.S. Highway 1, Suite 300
City: Port St Lucie, State: FL Zip: 34952
Phone: 772-223-8850 Email: abissoon@haleyward.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): NA
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Architect (Name or Company): NA
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Attorney (Name or Company): NA
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Environmental Planner (Name or Company): Aquatic Research Monitoring, Equipment & Deployment LLC
Company Representative: Jennifer Acevedo
Address: P.O. Box 1421
City: Stuart, State: FL Zip: 34995
Phone: 772-626-9005 Email: acevedojmr@gmail.com

Other Professional (Name or Company): NA
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.

Akash Bissoon
Applicant Signature

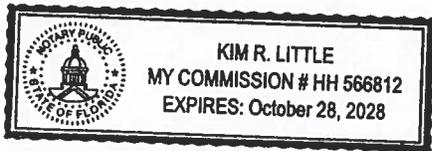
1/30/2025
Date

Akash Bissoon, P.E.
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 30 day of Jan, 2025 by Akash Bissoon, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Kim R Little
(Printed, Typed or Stamped Name of Notary Public)



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 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996
 772-288-5495 www.martin.fl.us**

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Digital Submittal Affidavit

I, Akash Bissoon, P.E., attest that the electronic version included for the project Florida Superior Sand Mine 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.

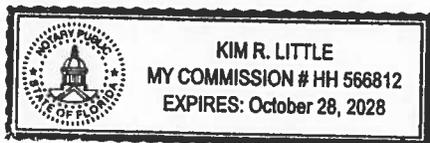

 Applicant Signature

11/30/2025
 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 30 day of Jan, 2025 by Akash Bissoon, 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)



March 13, 2025

Brian Elam, Principal Planner
Martin County Growth Management
2401 S.E. Monterey Road
Stuart, FL 34996

**Re: Florida Superior Sand Mine
Revised Major Final Site Plan-Revision to 30 Foot Depth Narrative**

Dear Mr. Elam,

This application is for approval of a Revised Major Final Site Plan for excavation of a sand mine. This application is being submitted in accordance with Article 10, Section 10.2. A Revised Major Final Site Plan is proposed for construction of a 46.97 +/- acre lake (mine) from 20 feet in depth to a 30 feet depth as allowed by Section 4.348 Mining standards.

The 100-acre property is located at the junction of SW Green Farms Lane and SW Secretariate Drive in Palm City (unincorporated Martin County) and lies in Sections 30, Township 38 South, Range 40 East. It is outside of the Urban Services District. The property is zoned A2 (Agricultural) and has a land use for Agricultural, which is compatible with the proposed use. Access will be via SW Green Farms Lane in the current location.

The necessary geotechnical data has been obtained and there is no potential impact due to the proposed excavation depth of 30 feet. The geotechnical data does not indicate a confining layer. The proposed excavation depth will not impact on the water quality of the superficial aquifer and any surrounding wells.

The Preserve Area Management Plan (PAMP) and Environment Assessment (EA) was approved and has been effectively integrated into the project. An additional assessment is not required. The approved PAMP and EA align with regulatory standards and have been implemented through the required 5-year monitoring, ensuring full compliance and environmental responsibility.

We intend to follow through with the approved Lake Area Management Plan and with revisions to the plant schedule as shown on the updated Landscape Plan.



Thank you for your time and assistance. Please do not hesitate to call me on (239) 214-0995 or email me at abissoon@haleyward.com if you have any questions or need additional information.

Sincerely,
Haley Ward, Inc.

Akash Bissoon, P.E.
Land Development Project Manager



HALEY WARD

REPRESENTATIVE AUTHORIZATION

**Martin County BOCC
Florida Department of Environmental Protection
South Florida Water Management District**

Re: Florida Superior Sand - Approval for revision to 30 foot depth

Parcel ID #: 19384000000000113

Please be advised that the undersigned has authorized the following person(s) to act on their behalf in seeking approval for the new thirty-foot depth for the above-mentioned project:

Akash Bissoon, P.E.
Haley Ward Inc.
10570 S. U.S. Highway 1 Suite 300
Port St Lucie, FL 34952
(772) 223-8850

Witnesses:

Supra Matteo

Maria Matteo
Print Name

Marandy Properties LLC

[Signature]
Signature

[Signature]

Amy Lall
Print Name

Marion Jefferson – Manager
Print Name

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me this 21 day of January, 2025, by Marion A. Jefferson, and [] is personally known to me or [] has produced _____ as identification.

Notary Stamp

[Signature]
Notary Public



Amy Lall
Comm.: # HH 314284
Expires: September 23, 2026
Notary Public - State of Florida


INSTR # 2413624
OR BK 2673 PG 402
 (2 Pgs)
 RECORDED 08/28/2013 09:49:17 AM
 CAROLYN TIMMANN
 MARTIN COUNTY CLERK
 DEED DOC TAX \$4,462.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:
 Zahera Sadik
 Harbor Land Title, LLC
 11440 Okeechobee Blvd. Suite 102
 Royal Palm Beach FL 33411
 Property Appraisers Parcel Identification (Folio) Numbers: 19-38-40-000-00011.30000
 30-38-40-000-000-00020.90000

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 23rd day of August, 2013 by Martin County Park of Commerce Inc., a Florida Profit Corporation, whose post office address is PO Box 676, Palm City, FL 34981 herein called the grantor, to Marandy Properties, LLC, a FL Limited Liability Company whose post office address is 6801 Lake Worth Rd. S-124, Greenacres, FL 33467, hereinafter called the Grantee:
(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Martin County, State of Florida, viz:

A parcel of land being a portion of Parcel 1 and Parcel 6 of those lands described in Exhibit "A" of that certain Warranty Deed recorded in Official Records Book 1198, page 1143, Public Records of Martin County, Florida. All lying in Sections 19 and 30, Township 38 South, Range 40 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northwest corner of Section 30, Township 38 South, Range 40 East in Martin County, Florida; thence S89°52'47"E along the North line of said Section 30, a distance of 60.02 feet the point of beginning; thence continue S89°52'47"E along said North line of Section 30, a distance of 40.06 feet to an intersection with the East line of Parcel 2, as described in Official Records Book 1901, page 220, Public Records of Martin County, Florida; thence N00°07'03"W along said East line of Parcel 2, a distance of 546.49 feet to an intersection with the Northeasterly line of said Parcel 2; thence N55°50'57"W along said Northeasterly line, a distance of 36.49 feet to an intersection with the Easterly line of Access Road "A", as described in Official Records Book 2130, page 2056, Public Records of Martin County, Florida and the point of curve of a non tangent curve to the left, of which the radius point lies S79°10'05"W, a radial distance of 465.00 feet; thence Northwestery along the arc, through a central angle of 11°41'57", a distance of 94.95 feet to an intersection with the Southwesterly right of way line of Access Road "A" for Interstate 95 per Florida Department of Transportation Right of Way Map Section No. 89095-2414, of Interstate 95, Sheet 12 of 17, last updated on 6-14-84; thence S55°51'01"E along said Southwesterly right of way line, a distance of 3665.16 feet; thence S59°09'05"W a distance of 2202.53 feet to an intersection with the Northwestery line of the Plat of Dressage Estates, as recorded in Plat Book 16, page 24, Public Records of Martin County, Florida; thence along said Northwestery line for the following two (2) courses: (1) N30°50'55"W a distance of 1468.74 feet; (2) N32°41'50"W a distance of 683.37 feet to an intersection with the aforementioned East line of Parcel 2, as described in Official Records Book 1901, page 220; thence N00°07'36"W along said East line of Parcel 2, a distance of 693.14 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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, and hereby 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, 2012.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

File No.: HLN17736



Signed, sealed and delivered in the presence of:

Ruben E. Hart
Witness #1 Signature

Ruben E. Hartman
Witness #1 Printed Name

Linda S. Schulz
Witness #2 Signature

Linda S. Schulz
Witness #2 Printed Name

Martin County Park of Commerce Inc., a
Florida Profit Corporation

By: Richard Armellini Pres.
Richard Armellini, President

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 21st day of August, 2013 by Richard Armellini, President of
Martin County Park of Commerce Inc., a Florida Profit Corporation on behalf of the corporation. He/She is personally known
to me or has produced _____ as identification.

SEAL

My Commission Expires:

Linda S. Schulz
Notary Signature

Linda S. Schulz
Printed Notary Signature



File No.: HLN17736

PROPERTY TRANSFER CERTIFICATION

MartinCounty
2401 SE Monterey Road
Stuart, Florida34996

Re: Marandy Properties, LLC – Florida Superior Sand
19-38-40-000-000-00011-3

I hereby declare that there has been no transfer of ownership of the subject property since the property was deeded to Marandy Properties, LLC.

Witness:

[Signature]

Madelyn Drappel
Print Name

[Signature]

Amy Lall
Print Name

Marandy Properties, LLC
By: [Signature]

Marion Jefferson, Managing Member
Print Name

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing was acknowledged before me this 2nd day of January,
2019, by Marion A. Jefferson, and [] is personally
known to me or [] has produced _____ as
identification.

Notary Stamp

[Signature]
Notary Public



Amy Lall
COMMISSION # GG261191
EXPIRES: Sept. 23, 2022
Bonded Thru Aaron Notary

FIGURE 1
SITE LOCATION MAP
Florida Superior Sand
4600 Southwest Green Farms Lane
Palm City, Martin County, Florida

