

# FLORIDA SUPERIOR SAND MINE

## REVISED FINAL SITE PLAN

### M214-004

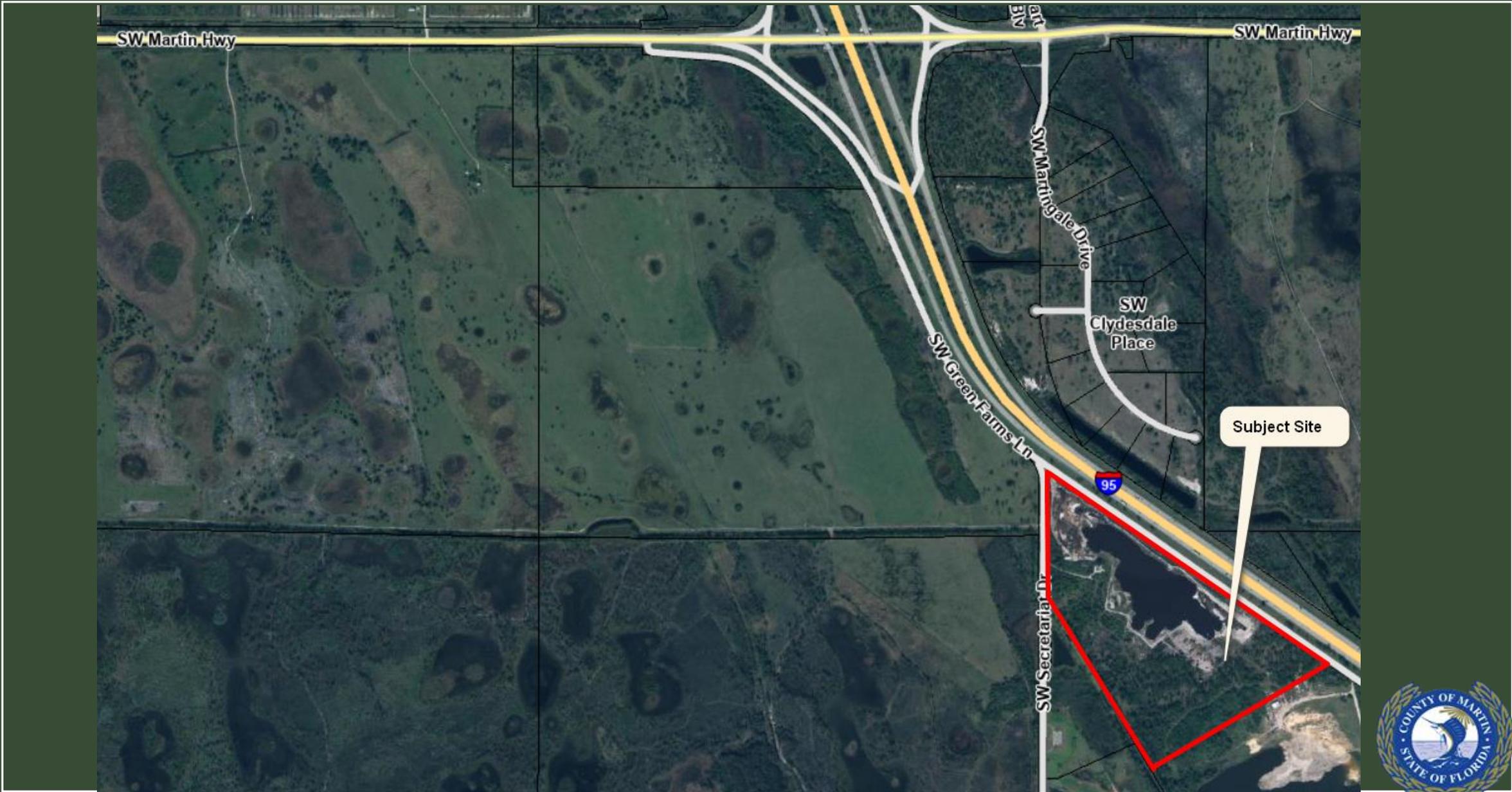
**Board of County Commissioners**

**Public Meeting**

**April 22, 2025**

**Owner:** Marandy Properties LLC (Marion Jefferson)  
**Applicant:** Marandy Properties LLC  
**Requested by:** Haley Ward, Inc., – Akash Bissoon, P.E.  
**Project Coordinator:** Brian Elam, PMP, Principal Planner



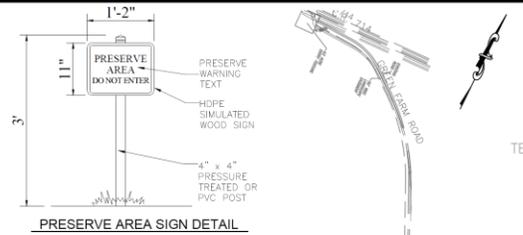


# Zoning Atlas



# Future Land Use





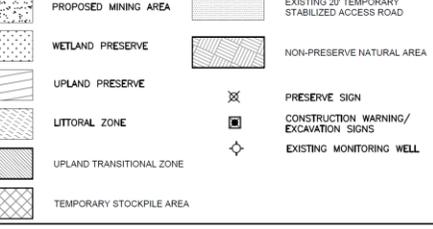
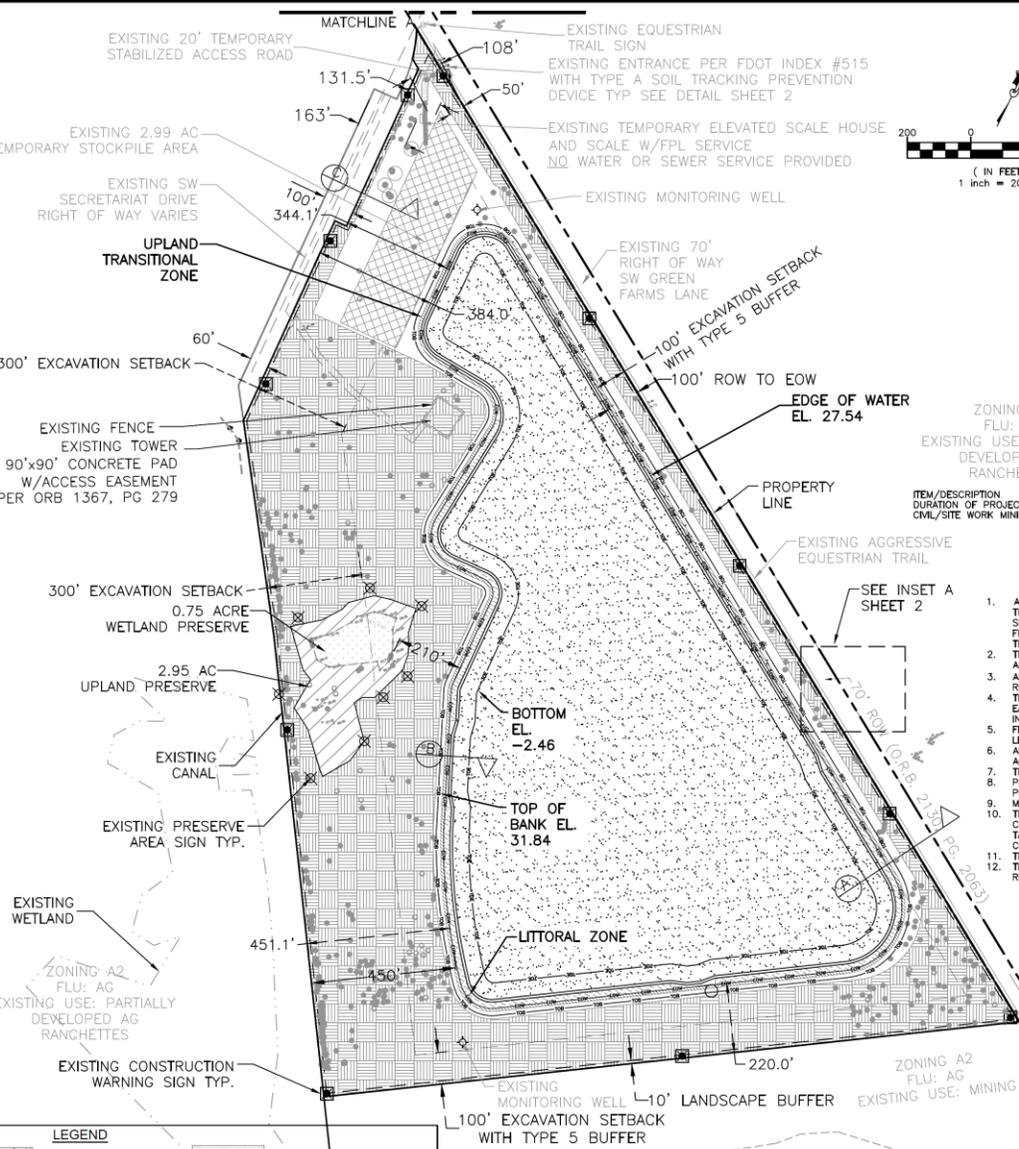
**LEGAL DESCRIPTION**  
 A PARCEL OF LAND BEING A PORTION OF PARCEL 1 AND PARCEL 6 OF THOSE LANDS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALL LYING IN SECTIONS 19 AND 30, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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 100 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 NORTHWESTERLY 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, FOR 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 NORTHEASTERLY LINE OF THE PLAT OF DRESSAGE ESTATES, AS RECORDED IN PLAT BOOK 16, PAGE 24, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTHEASTERLY LINE FOR THE FOLLOWING TWO (2) COURSES; (1) N30°50'55"W A DISTANCE OF 1488.74 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.

CONTAINING 99.81 ACRES, MORE OR LESS.  
 SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

**ENVIRONMENTAL CONSERVATION INSTRUCTIONS, AS FOLLOWS**

- "NO CLEARING, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES, IS AUTHORIZED UNTIL THE PERMIT FOR THE INSTALLATION OF EROSION CONTROL DEVICES AND PRESERVE AREA BARRICADES HAS BEEN ISSUED."
- "PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT."
- "AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE."
- "NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED."
- "A LAND CLEARING PERMIT MAY BE OBTAINED SUBSEQUENT TO THE SATISFACTORY INSPECTION OF THE CONTROL STRUCTURES AND BARRICADES. THIS PERMIT SHALL BE POSTED IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE."
- "ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES."
- "SOIL STABILIZATION SHALL BE COMPLETED WITHIN 7 DAYS OF VEGETATION REMOVAL."
- "FOLLOWING CERTIFICATION OF OCCUPANCY FOR THE DEVELOPMENT, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR. AS APPLICABLE, IT IS THE DUTY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS. (CODE 4.343.A.13, LDR)



**APPLICANT**  
 MARION JEFFERSON  
 MARANDY PROPERTIES, LLC  
 PO BOX 54-1896  
 LAKE WORTH, FL 33454-1896  
 TEL: (561) 969-3112

**ENGINEER/LAND PLANNER**  
 AKASH BISNOO, PE  
 HALEY WARD, INC  
 10070 S US HWY 1 SUITE #300  
 PORT ST LUCIE, FL 34952  
 TEL: (772) 223-8850

**LANDSCAPE ARCHITECT**  
 PAUL GOULAS  
 1708 SE JOY HAVEN STREET  
 PORT ST LUCIE, FL 34983  
 TEL: (772) 631-8400

**SURVEYOR**  
 BETSY LINDSAY  
 7007 SW JACK JAMES DRIVE  
 STUART, FL 34997  
 TEL: (772) 286-6753

**ENVIRONMENTALIST**  
 JENNIFER ACEVEDO  
 AQUATIC RESEARCH  
 PO BOX 1420  
 STUART, FL 34997

**SITE DATA**

TOTAL SITE AREA:	4,347.724 (99.81 ACRES)
EXISTING ZONING:	AG-20A
FUTURE LAND USE:	AG
PARCEL CONTROL NO.:	19-38-40-000-000-000-113
EXISTING LAND USE:	MINING

Open Space (Preserve)	Area (SF)	Area (AC) % of Total
Upland Preserve	128,394	2.95 2.95%
Total Open Space (Preserve)	128,394	2.95 2.95%
Open Space (Non-Preserve)	Area (SF)	Area (AC) % of Total
Upland Transitional Area	68,089	1.58 1.58%
Temporary Road	4,618	0.11 0.11%
Temporary Stockpile Area	130,288	2.99 3.00%
Undeveloped Open Space	429,580	9.63 9.65%
Non-Preserve Natural Area	1,507,876	34.60 34.62%
Total Open Space (Non-Preserve)	2,130,551	48.91 49.00%
Total Open Space	2,258,945	51.86 52.0%

Impervious Area (Non-Preserve)	Area (SF)	Area (AC) % of Total
Cell Tower Pad	8,002	0.18 0.18%
Trailer, Scale House and Scale	2,070	0.05 0.05%
Lake @ EDW	2,046,301	46.97 47.00%
Total Impervious Area (Non-Preserve)	2,056,213	47.20 47.2%
Impervious Area (Preserve)	Area (SF)	Area (AC) % of Total
Wetland Preserve	32,600	0.75 0.75%
Total Impervious Area (Preserve)	32,600	0.75 0.75%
Total Impervious Area	2,088,813	47.95 48.0%
Total Area	4,347,728	99.81

**APPROXIMATE EXCAVATION SCHEDULE**

YEAR	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
DURATION OF PROJECT	1.0	1.0	1.0	1.0	1.0	5.0
CIVIL/SITE WORK	529,015	529,015	529,015	529,015	529,015	2,116,060 Units/cy

**OPERATIONAL SPECIFICATIONS**

- ALL ACTIVITIES WITHIN THE SITE, INCLUDING, BUT NOT LIMITED TO DIGGING, LOADING TRUCKS, EXCAVATING, DREDGING, ROCK CRUSHING, AND HAULING OF FILL FROM THE SITE SHALL BE CONDUCTED BETWEEN THE HOURS OF 7:00 AM AND 4:00 PM MONDAY THRU FRIDAY AND 8:00 AM TO 4:00 PM ON SATURDAY UNLESS OTHERWISE DETERMINED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.
- THE MAIL ROUTE FOR TRUCKS TO THE SITE IS BY WAY OF STATE ROAD 714, A MAJOR ARTERIAL ROADWAY, VIA SW GREEN FARMS LANE, A RESIDENTIAL ROADWAY.
- ALL DRAINAGE RELATED TO THE EXCAVATION (E.G. DEWATERING EFFLUENTS) SHALL BE RETAINED ENTIRELY ON-SITE DURING CONSTRUCTION OF ALL ITEMS.
- THE TEMPORARY PERIMETER CONTAINMENT BERM SHALL BE CONSTRUCTED USING CLEAN EARTHEN MATERIAL EXCAVATED FROM THE PROPOSED BORROW LAKE PRIOR TO THE INITIATION OF EXCAVATION OPERATIONS FOR THE LAKE MINING.
- FILL MATERIAL WILL BE EXCAVATED ON DEMAND. STOCK-PILES SHALL BE LIMITED TO A HEIGHT OF APPROXIMATELY 25 FT ABOVE NATURAL GROUND.
- ALL CLEARING AND GRUBBING WILL BE STAGED CONCURRENTLY WITH THE EXCAVATION ACTIVITIES TO MINIMIZE SOIL EROSION AND THE GENERATION OF AIRBORNE DUST.
- THERE WILL BE NO ACTIVITY OUTSIDE THE PROJECT LIMITS.
- PROVIDE THE ANNUAL REPORTS REQUIRED BY SECTION 4.349, LDR AND THE PERFORMANCE BOND IN SECTION 4.350, LDR.
- MAXIMUM EXCAVATION DEPTH IS 30- FEET BELOW CONTROL ELEVATION.
- TEMPORARY PORTABLE 500 GALLON FUEL STORAGE TANK AND 1000 GALLON CONTAINMENT TUB SHALL BE UTILIZED ON SITE FOR EQUIPMENT REFUELING. PORTABLE TANK AND TUB SHALL BE RELOCATED ON SITE AS NECESSARY PER EXCAVATION AREA IN COMPLIANCE WITH MARTIN COUNTY LAND DEVELOPMENT REGULATIONS AND ORDINANCES.
- THE STOCKPILE AREA SHALL BE STABILIZED FOR TURNAROUND MOVEMENTS.
- TEMPORARY STRUCTURES, STABILIZED ACCESS ROAD, AND STOCKPILE AREAS SHALL BE REMOVED AND THE AREAS RESTORED UPON COMPLETION OF MINING.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	3-12-23	REVISIONS TO PERMITS FOR LAKE EXCAVATION DEPTH
2	1-17-23	REVISED PLANS FOR LAKE EXCAVATION DEPTH
3	5-24-24	REVISED SITE PLAN FOR MARTIN COUNTY STAFF
4	3-5-24	REVISED PLANS FOR MARTIN COUNTY STAFF

**VERTICAL DATUM NAVD 88**

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3-5-24	4	REVISED PLANS FOR MARTIN COUNTY STAFF

**HALEY WARD**  
 ENGINEERS & ENVIRONMENTAL SERVICES  
 10570 S FEDERAL HIGHWAY UNIT 300  
 PORT ST LUCIE, FL 34952  
 PH: (772) 223-8850  
 WWW.HALEYWARD.COM  
 CERTIFICATE OF ADOPTION: 2064

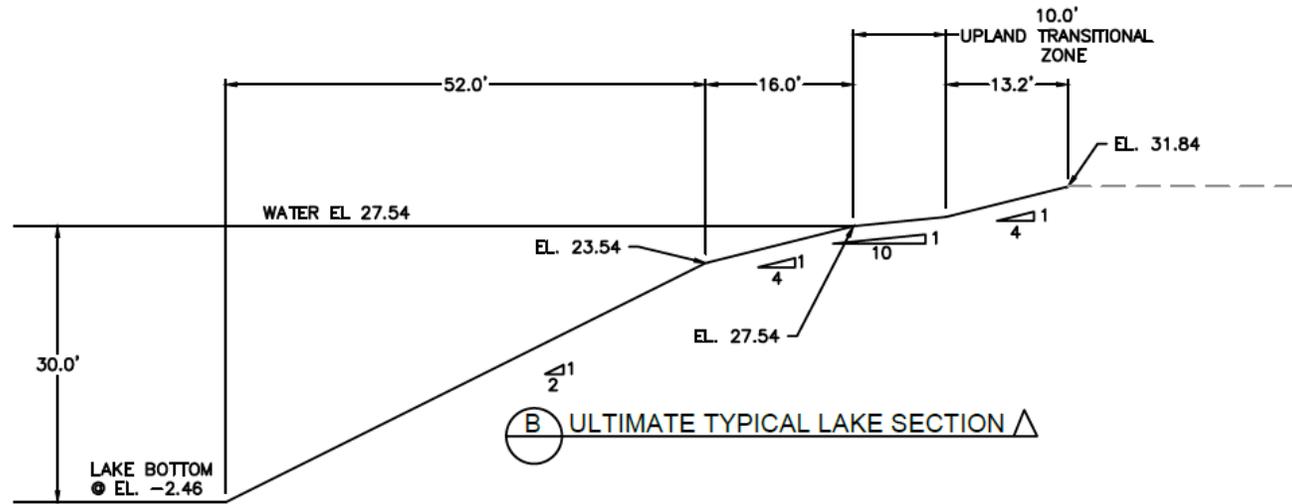
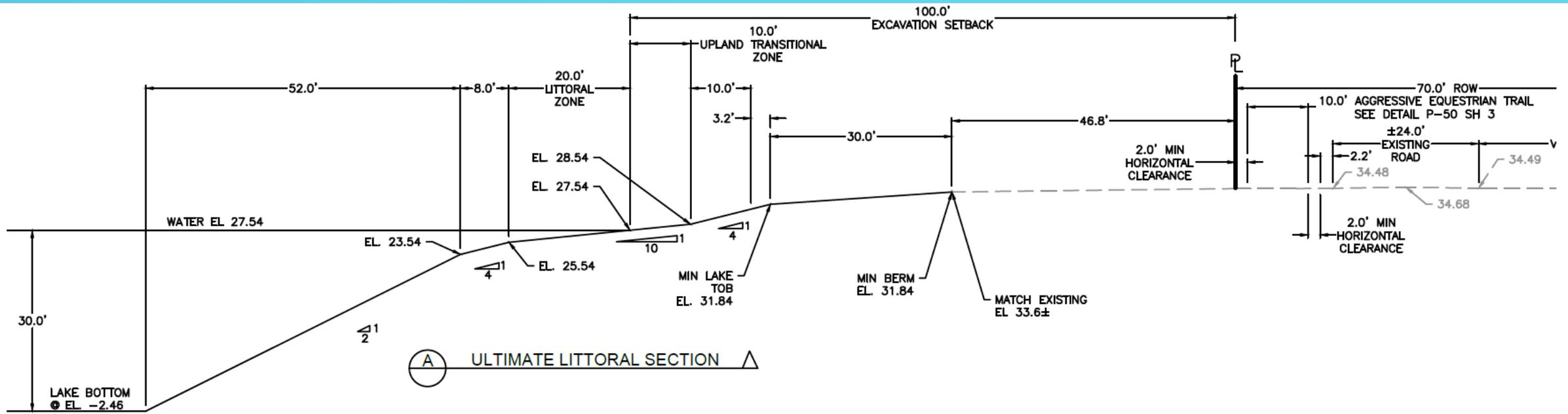
**REVISED FINAL SITE PLAN**  
 FLORIDA SUPERIOR SAND MINE  
 MARTIN COUNTY, FLORIDA



**RFSP-1**



**FLORIDA SUPERIOR SAND MINE**  
 MARTIN COUNTY, FLORIDA



# REVIEW OF APPLICATION

## C. Staff recommendation

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Brian Elam	772-288-5501	Comply
F	ARDP	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design	Brian Elam	772-288-5501	N/A
H	Community Redevelopment	Brian Elam	772-288-5501	N/A
I	Property Management	Ellen MacArthur	772-221-1334	N/A
J	Environmental	Shawn McCarthy	772-288-5508	Comply
J	Landscaping	Karen Sjolholm	772-288-5909	Comply
K	Transportation	James Hardee	772-288-5470	Comply
L	County Surveyor	Tom Walker	772-288-5928	Comply
M	Engineering	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater	Jorge Vazquez	772-221-1448	N/A
O	Wellfields	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention	Doug Killane	772-419-5396	N/A
P	Emergency Management	Sally Waite	772-219-4942	N/A
Q	ADA	Kaitlyn Zanello	772-288-5920	N/A
R	Health Department	Nicholas Clifton	772-221-4090	N/A
R	School Board	Juan Lameda	772-219-1200	N/A
S	County Attorney	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	Brian Elam	772-288-5501	Comply

Development review staff have found the Marandy Properties LLC application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



# Local Planning Agency

Review of this application is not required by the Local Planning Agency (LPA).



# STAFF RECOMMENDATION

Staff recommends approval of this application.

1. Move that the Board receive and file the agenda item and all attachments including the staff report as Exhibit 1.
2. Move that the Board adopt a resolution approving the revised final site plan for the Florida Superior Sand Mine project.

THAT CONCLUDES THE PRESENTATION  
QUESTIONS?

