



## Agenda Item Summary

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**File ID:** 22-1080

**NPH-5**

**Meeting Date:** 8/4/2022

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**PLACEMENT:** New Business

**TITLE:**

**PORT COVE PUD (B006-008) (QUASI-JUDICIAL)**

**EXECUTIVE SUMMARY:**

Oksjn Jensen, LLC request for Planned Unit Development (PUD) zoning including a Master/Final site plan for the development of 29 residential townhomes and the associated infrastructure on an approximate 4.84 acre undeveloped site resulting in a residential density of 6.99 units per acre. The parcel is currently included within the Beacon 21 PUD. If the request is approved, the parcel would be removed from the Beacon 21 PUD and subject to the proposed Port Cove Planned Unit Development Zoning Agreement. Included is a request for a Certificate of Public Facilities Reservation. Location The subject site is located on the south side of NE Dixie Highway approximately 1/2 mile west of the roundabout of NE Dixie Highway and NE Palmer Street in Rio.

Requested by: Brian Terry, Insite Studio, Inc.

Presented by: Peter Walden, Deputy Director, Growth Management Department

**PREPARED BY:** Chelsea Love, Administrative Specialist

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# **PRESERVE AREA MANAGEMENT PLAN**

## **MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION**



**Port Cove PUD**

**State Road 707**

**Jensen Beach, 34957**

**Parcel Control Number:**

**27-37-41-033-000-00040-2**

**Approved by/Date : \_\_\_\_\_**

DEV2019020009



# **PART I**

# **ENVIRONMENTAL ASSESSMENT**



# **PART II**

## **CONDITIONS**

### **A. RECORDING**

This Preserve Area Management Plan (PAMP) will be recorded by the Martin County Clerk of Courts and labeled with the appropriate O.R. Book and Page Number. One copy of the recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date. This PAMP may be altered or amended only with the agreement of the Martin County Environmental Planning Administrator and the owner/developer and with the approval of the Martin County Board of County Commissioners. If the PAMP is altered or amended, the revised document will be recorded by the Martin County Clerk of Courts and one copy of the revised document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

### **B. COMPLIANCE**

The owner(s) of the lands to be preserved/maintained by this Preserve Area Management Plan (PAMP) and the developer(s) of the property described in this PAMP, their successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

### **C. MONITORING AND REPORTING**

Compliance with the terms of this PAMP includes submittal of Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of an Annual Monitoring Report each year for a period of five years following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner(s) of the lands to be preserved shall have ultimate responsibility for the submittal of all Monitoring Reports.

Annual monitoring will be conducted by a qualified environmental professional no later than November 30 of each year following issuance of a Certificate of Occupancy for development described in the PAMP. A report presenting the results of the annual monitoring will be submitted by the environmental professional to the Martin County Environmental Planning Administrator within thirty days of the completion of the monitoring. Included in the Annual Monitoring Report will be a list of any violations of the PAMP during the previous year, with recommendations for, and a schedule of, remedial actions and any enhancement activities proposed for the coming year. All Annual Monitoring Reports are due no later than December 31 of the year they are to be submitted. After the first five-year monitoring period, the Preserve Areas may be subject to further monitoring and maintenance to ensure environmental integrity and consistency with the provisions of the Plan. A copy of the suggested template for the Annual Monitoring Report is attached to this PAMP as an Appendix.

### **D. TRANSFER OF OWNERSHIP**

The Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands preserved by this PAMP. Failure to notify will be considered as a non-compliance with the terms of this PAMP.



## **E. SITE PLAN**

The Site Plan included as an appendix to this PAMP illustrates all preserve areas, right-of-ways and easements, proposed structures, with distances to on- and off-site upland preserves, wetlands and wetland buffers, proposed final grade of developed area, and location of permanent preserve area signs. Included on the Site Plan will be a summary of the following: total acreage of the Site; acreage of wetland habitats under preservation; acreage of native and common upland habitats under preservation; acreage of upland buffer on-site; acreage of on-site wetland mitigation areas; and total acreage under preservation. The Site Plan will contain the notation: **"PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."**

## **F. PRESERVE AREA SURVEYING REQUIREMENTS**

All Preserve Areas will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the supervision of a Registered Land Surveyor and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator in a form compatible for use in the County's GIS mapping system.

## **G. PRESERVE AREA SIGNAGE REQUIREMENTS**

Preserve Areas will be posted with permanent signs. These signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. Boundary Markers will be placed at the corners of residential lots abutting Preserve Areas. All signs and boundary markers will be approved by the Martin County Environmental Planning Administrator and will be in place prior to issuance of a building permit for construction on the site. An example of the Preserve Area Sign is appended to this Plan.

## **H. SITE CLEARING**

The Land Clearing/Erosion Control Plan appended to this PAMP contains information on land clearing to be conducted, existing vegetation to be retained, location of construction barricades around preserve areas, procedures for debris removal and soil stabilization, and location of silt fences. Where clearing of vegetation is proposed (i.e. building envelope, utilities, drainage, road right-of-way, etc.), the developer will ensure that all Preserve Areas and buffers are protected with construction barricades and erosion control devices in accordance with the following guidelines.

Construction barricades will be placed at least 10 feet outside of all Upland Preserve Areas, or at the dripline of the canopy trees, whichever is greater. Barricades will be inspected by County Environmental Division staff prior to work approval. Barricades will consist of high-visibility orange safety fence extending from the ground to a height of at least 4 feet and will not be attached to vegetation. Removal of the barricades will be approved only after issuance of a Certificate of Occupancy.

All native vegetation not slated for removal as part of the development plans will be retained in its undisturbed state and will be barricaded at or outside the dripline of the trees. Wetlands will be protected from possible surface water and sediment runoff by the placement of erosion control devices (e.g., silt screens, hay bales or other turbidity control measures) at least 5 feet outside the perimeter of the wetland buffer.

All barricades, silt screens and other erosion control devices will be upright and maintained intact for the duration of construction.



The owner/developer is required to inform all contractors of site clearing requirements. Failure to comply with these requirements will be considered a violation of the Site Plan approval. Work on the project may be stopped until compliance is achieved.

## I. ACTIVITIES ALLOWED IN PRESERVE AREAS

Property owners are encouraged to enjoy the natural beauty of their Preserve Areas. Although development of Preserve Areas is not allowed, passive uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not affect the hydrology or vegetative cover of a Preserve Area.

Firewise Community: Beacon 21, Phase IV is a Firewise Community and according to the Florida Forest Service (FFS) criteria for firewise landscaping, the following practices will be implemented within the 25' wide defensible space located at the edge of the upland preserve that is adjacent to all home sites in the community.

1. Thin trees so that the crowns (tree tops) are 10 to 15 feet apart.
2. Remove any "ladder fuels". Ladder fuels are vines and shrubs that can carry a ground fire up into the treetops.
3. Remove dense fuels, trim overhanging branches, and carefully plan your landscaping within 30 feet of homes.
4. Prune tree limbs so the lowest branches are 6 to 10 feet from the ground.
5. Remove any large groupings of plants like saw palmetto, yaupon, wax myrtle and gallberry, especially if the plants are close to the home, adjacent decks or porches or under eaves or overhangs.
6. Instead of flammable mulch like bark or wood chips, use lava stone or coarse gravel around any shrubbery that is within 5 feet of the structure.  
ALLOW NO FLAMMABLE VEGETATION IN CONTACT WITH THE STRUCTURE.
7. Remove highly flammable plants characterized by resinous sap and waxy leaves. These include: saw palmetto, wax myrtle, yaupon, red cedar, cypress and young pine trees.
8. Locate firewood and propane gas tanks at least 50 feet from the structure.
9. Keep 100 feet of hose readily available at a faucet away from the structure.
10. Select less-flammable plant species to plant within the zone of defensible space.

If any replanting/restoration planting is required within the boundaries of the upland preserve area, then less flammable trees and shrubs should be utilized as recommended by FFS and the Firewise Landscaping program.

Native Trees	Native Shrubs
Oaks	Coontie
Maple	Beautyberry
Magnolia	
Sea grape	
Elm	
Red bay	
Green buttonwood	

See <https://www.freshfromflorida.com/Divisions-Offices/Florida-Forest-Service/For-Communities/Firewise-Communities/Firewise-Landscaping> for further details.



## **J. ACTIVITIES PROHIBITED IN PRESERVE AREAS**

Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction; dumping or placing building materials, soil, garbage, trash, or dead vegetation on or above the ground; removal or destruction of native trees, shrubs or other native vegetation; excavation or dredging of soil; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site equipment may be stored during construction. On-site fuel tanks may not be located within twenty-five (25) feet of any Preserve Areas and will be removed upon completion of construction work.

Buildings proposed to be located adjacent to Preserve Areas will be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas.

Grazing of cattle and horses or other livestock in Preserve Areas, while not prohibited, is discouraged. Over-grazing can result in destruction of habitat, loss of top soils and changes in hydrology of the area as a result of the loss of ground cover material, increased fertilization from animal droppings, and contamination of surface waters. These and other effects of over-grazing will be considered violations of this PAMP and will be addressed as any other PAMP violation.

## **K. RESTORATION AND MAINTENANCE ACTIVITIES**

Except for approved restoration and maintenance activities, Preserve Areas will be left undisturbed. All maintenance of Preserve Areas will be in accordance with this PAMP. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Martin County Environmental Planning Administrator. A description of all proposed restoration and maintenance activities to be conducted on the site will be included in the Restoration/Mitigation Planting Plan prepared as part of the EA. The following restoration and maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: exotic plant removal; revegetation with native plants; removal of plant material that is dead, diseased, or considered to be a safety hazard; and controlled burns.

**Exotic Plant Removal** - Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

**Revegetation** - Any revegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations.



Revegetation plans shall be included in the Restoration/Mitigation Planting Plan prepared as part of the EA.

#### Native Revegetation Plant Schedule

Common Name	Botanical Name	Size & Spacing	Habitat
Wire grass	<i>Aristida stricta</i>	1 gallon; 2' on center	Upland
Sand cord grass	<i>Spartina bakeri</i>	1 gallon; 2' on center	Upland
Saw palmetto	<i>Serenoa repens</i>	1 gallon; 2' on center	Upland
American beautyberry	<i>Callicarpa Americana</i>	1 gallon; 2' on center	Upland
Myrsine	<i>Rapanea punctata</i>	1 gallon; 2' on center	Upland
Dahoon holly	<i>Ilex cassine</i>	3 gallon; 5' on center	Upland
Slash pine	<i>Pinus elliotti</i> var.densa	3 gallon; 5' on center	Upland

All monitoring provisions necessary to assure the survivorship and maintenance responsibility for the reclamation areas of littoral and upland transition zone buffer areas around lakes constructed on the site managed by this PAMP shall be identified in the Restoration/Mitigation Planting Plan included in the EA for this site.

**Vegetation Removal** - Dead or diseased plant material shall be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Revegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

**Prescribed Burns** - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, prescribed burns may be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.

**Other Restoration and Maintenance Activities** – Alternative and innovative management techniques, which may provide for the long-term viability and habitat value of the Preserve Areas and for protection against imminent threats to public health and safety, may be approved by the Martin County Environmental Planning Administrator.

## L. SITE HYDROLOGY

Previous or potential drainage impacts will be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall recreate natural conditions for the benefit of onsite wetlands and other waterbodies. Wetlands and waterbodies on adjacent properties shall be protected from adverse impacts.

## M. PROTECTED SPECIES

If a protected species survey conducted as part of the Environmental Assessment of the project site indicates the presence of protected plant or animal species, the Environmental Assessment will include a Protected Species Management Plan. This Plan will include the results of the protected species survey; a listing and description of protected species occurring on, or utilizing, the site; documentation of the protection status of each species; a map of active and inactive burrows, nests, cavity trees, etc. found as part of the survey; a description of the protective measures being provided for each listed species found on the site; and copies of all correspondence with applicable state and federal agencies regarding the protection of listed species.



## **N. INSPECTIONS AND ENFORCEMENT**

Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection. Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.



# APPENDICES

**Annual Monitoring Report Template**

**Example of Preserve Area Sign**

**Environmental Assessment**

**Site Plan**

**Florida Wildfire Risk Assessment Scoresheet**

**Land Clearing/Erosion Control Plan**

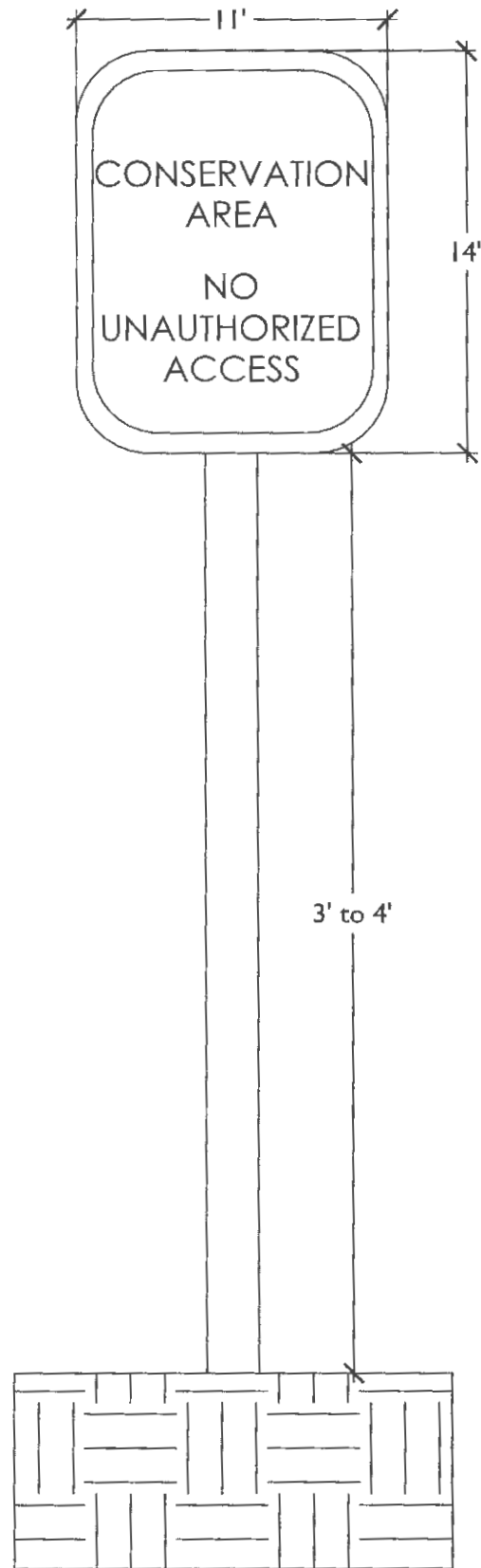
**Restoration/Mitigation Planting Plan**

**Protected Species Management Plan**

**Listed Species Survey**



# TYPICAL SIGNAGE DETAIL



\*Note: Sign to be installed 500' on center around preservation and conservation areas unless otherwise shown.





# **Beacon 21, Phase IV Martin County Environmental Assessment**

*Prepared By:*  
**Ecotone Services, Inc.**  
**13945 89<sup>th</sup> Street**  
**Fellsmere, FL 32948**  
**772-453-3339**  
**[ecotoneservices@gmail.com](mailto:ecotoneservices@gmail.com)**

*Prepared For:*  
**OKSJN Jensen, LLC**

*Updated September 13, 2019*



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**Beacon 21, Phase IV  
Environmental Assessment  
Martin County – Section 33, Township 41S, Range 37E  
Updated September 13, 2019**

### INTRODUCTION

The intent of this Environmental Assessment report is to provide a preliminary assessment of natural features located within the boundaries of the subject property (assessment area) including wetlands, upland habitat, protected trees and other vegetation, and potential for listed species (flora and fauna).

The subject property is 4.84 acres in size and is comprised of vacant land that was part of a previous master plan approval in 2007. The subject property is bound on the north by NE Dixie Highway, to the east by single family residences, to the south by Warner Creek, and to the west by the recreational tract and clubhouse for Beacon 21 Phase III. The subject property is located in the Rio Subdivision, Jensen Beach, Martin County (Section 33, Township 41S, Range 37E).

### METHODOLOGY

This Environmental Assessment report is based on aerial (2018) photographic interpretation, review of Soil Survey of Martin County Area (USDA, Natural Resource Conservation Service, (Web Soil Survey) and field investigations. Ecotone Services, Inc. (ESI) staff performed several site visits between May 2018 and March 2019. An aerial photograph (Scale: 1" = 400') was used to attain a general indication of the natural features of the parcel and to indicate specific points of interest. An on-site review of the subject property conditions was performed by walking transects through the site while noting plant species, ecosystems and habitats, and potential use by listed animal and plant species.

### SITE CONDITIONS

The 4.84 acre subject property is comprised of vacant land that is significantly vegetated with mostly native trees, palms, and understory, but also has distinctive man-made impacts from previous site development during the Beacon 21 Phase III construction. A portion of the parking lot of the Phase III recreation tract and clubhouse parcel is located on the extreme north-west corner of the subject property. Construction of an access road and additional site clearing has occurred within the north-central and north-western sections of the subject property as part of the Phase III site development (apparently). There appears to be current off-road vehicular use in the northern half of the subject property that has further degraded the natural condition of the site.

The vast majority of the remaining native vegetation and habitat is located on the north-eastern and southern ½ of the subject property. In addition, there is a steep gradient change in topographic elevation from the crown of SR 707 to the extreme southern portion of the subject property that is adjacent to Warner Creek. There are 3 distinctly different vegetated habitats on the subject property including a sand pine scrub habitat along the northern section (north-east quadrant), a mesic flatwood habitat that runs along the southern half of the subject property, and



Ecotone Services, Inc. 13945 89<sup>th</sup> Street Fellsmere, FL 32948 Phone: 772-453-3339  
Email: ecotoneservices@gmail.com



a narrow mangrove swamp that runs along the length of the shoreline of Warner Creek. The balance of the project site is developed with open, cleared and level lands currently used as a parking lot for the adjacent tennis courts.

Please refer to the Florida Natural Areas Inventory Map (FNAI) map included with this report.

### UPLAND ECOSYSTEM

Nearly the entire property is upland in nature and is estimated to account for 4.77 acres of the overall 4.84 acre property. The upland portion of the property is comprised of 3 distinct habitat types as discussed above. Approximately 3.18 acres of the overall 4.84 acres is covered with mostly native vegetation and is part of an upland habitat, either sand pine scrub community or a mesic flatwood community. The remainder of the upland area of the subject property (1.59 acres) is developed, as part of construction and site clearing activities associated with Phase III site development several years ago.

The following descriptions reference the FNAI natural communities guide (2010).

#### Sand Pine Scrub (1.41 acres)

This FNAI assessment areas consists of land that is part of the remnant coastal ridge and has high ground elevations compared to more typical land elevations throughout the surrounding coastal region. According to FNAI, this assessment area is consider rare, unique, or endangered habitat. The dominant vegetation is sand pine, with an understory of scrub hickory, myrtle oak, and saw palmetto. This FNAI area is located in the more central portions of the subject property. The western edge of this assessment area was impacted during development activities from the Phase III, and today some off-road vehicle usage is evident in these cleared areas.

The following is a list of the dominant native and non-native plant species identified on the subject property located within this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Sand pine	<i>Pinus clausa</i>	Native
Scrub hickory	<i>Carya floridana</i>	Native
Myrtle oak	<i>Quercus myrtifolia</i>	Native
Runner oak	<i>Quercus pumila</i>	Native
Spanish bayonette	<i>Yucca aloifolia</i>	Native
Pricklypear	<i>Opuntia humifosa</i>	Native
Brazilian pepper	<i>Schinus terebinthifolius</i>	Non-native
Earleaf acacia	<i>Acacia auriculiformis</i>	Non-native

#### Mesic Hammock (0.61 acres)

This FNAI assessment areas consists of land that is associated with a mixed evergreen, live oak, and cabbage palm canopy. The understory includes saw palmetto and often a fern groundcover. According to FNAI, this assessment area is consider rare, unique, or endangered habitat. This





FNAI area is located in the south-east section of the project site and abuts the mangrove fringe along its south border.

The following is a list of the dominant native and non-native plant species identified on the subject property located within this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Sand pine	<i>Pinus clausa</i>	Native
Slash pine	<i>Pinus elliotti</i> var. <i>densa</i>	Native
Live oak	<i>Quercus virginiana</i>	Native
Cabbage palm	<i>Sabal palmetto</i>	Native
Saw palmetto	<i>Serenoa repens</i>	Native
Myrsine	<i>Rpanea punctata</i>	Native
Swamp fern	<i>Blechnum serrulatum</i>	Native
Coin vine	<i>Dalbergia escastaphyllum</i>	Non-native
Brazilian pepper	<i>Schinus terebinthifolius</i>	Non-native
Carrotwood	<i>Cupaniopsis anacardioides</i>	Non-native

#### Mesic flatwoods (1.20 acres)

This FNAI assessment is very common in the region and constitutes the largest acreage of habitat on the subject property. The majority of the southern section of the property is defined as a pine flatwood community. The dominant species include slash pine, cabbage palm, live oak, saw palmetto, and swamp fern. There are numerous exotic plant species that have infested this assessment area including Brazilian pepper, earleaf acacia, and carrotwood, among others.

The following is a list of the dominant native and non-native plant species identified on the subject property located within this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Slash pine	<i>Pinus elliotti</i> var. <i>densa</i>	Native
Live oak	<i>Quercus virginiana</i>	Native
Cabbage palm	<i>Sabal palmetto</i>	Native
Saw palmetto	<i>Serenoa repens</i>	Native
Grape vine	<i>Vitis rotundifolia</i>	Native
Catbrier	<i>Smylax</i> spp.	Native
Brazilian pepper	<i>Schinus terebinthifolius</i>	Non-native
Earleaf acacia	<i>Acacia auriculiformis</i>	Non-native
Carrotwood	<i>Cupaniopsis anacardioides</i>	Non-native

#### Developed (1.45 acres)

This FNAI assessment consists of land that has been altered due to human activities from the Phase III site development activities including construction parking lot, access road, and other land clearing activities that removed the existing vegetation. This resulted in open, cleared areas





void of vegetation, allowing for infestation of exotic plant species. This FNAI area is limited to the north-west and north-central sections of the subject property.

The following is a list of the dominant native and non-native plant species identified on the subject property located within this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Pricklypear	<i>Opuntia humifosa</i>	Native
Brazilian pepper	<i>Schinus terebinthifolius</i>	Non-native
Earleaf acacia	<i>Acacia auriculiformis</i>	Non-native
Guinea grass	<i>Panicum maximum</i>	Non-native
Ragweed	<i>Ambrosia ssp.</i>	Non-native
Oxeye daisy	<i>Wedelia trilobata</i>	Non-native

### WETLAND ECOSYSTEM

Wetland protection is mandated under both federal and state regulations. The U. S. Army Corps of Engineers (USACE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500, Section 404) as further defined in the ACOE regulatory program (33 CFR 320-330).

The State of Florida Department of Environmental Protection (FDEP) has established wetland identification and permitting processes at Chapter 62-330, and 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as “those areas that are inundated, or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions”.

Delineation of federally regulated jurisdictional wetlands is determined by the *Corps of Engineers Wetlands Delineation Manual* (USACE Waterways Experiment Station Environmental Laboratory, 1987). Delineation of wetlands regulated by FDEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The *Florida Wetlands Delineation Manual* (Gilbert et al, 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used as a general guide in this investigation.

The only wetland associated with the project site is the adjacent Warner Creek that is a tidally influenced water body located along the southern shoreline of the subject property. The creek itself is open water, and the immediate shoreline is heavily vegetated with red mangrove trees with a heavy understory of exotic and non-native vegetation including Brazilian pepper, coin vine, carrotwood, and other species.



Ecotone Services, Inc. 13945 89<sup>th</sup> Street Fellsmere, FL 32948 Phone: 772-453-3339  
Email: ecotoneservices@gmail.com



A March 13, 2019 site visit with SFWMD staff confirmed the wetland jurisdictional boundary. Please see the March 28, 2019 letter from SFWMD for detail (Exhibit E).

No impacts to this shoreline and wetland system will occur for the project development, and is not allowed according to the Martin County Comprehensive Plan. In addition, a 75' wide wetland buffer will be required between the creek and the development portion of the project as a protective measure.

The following descriptions reference the FNAI natural communities guide (2010).

#### Mangrove swamp (0.17 acres)

This FNAI assessment area is comprised of a narrow mangrove shoreline of the subject property adjacent to Warner Creek. This is a tidally influenced water body that is directly connected to the north fork of the St. Lucie River and Intracoastal Waterway. This is a highly sensitive and protected water body. The dominant vegetation is red mangrove, as it sharply aligns this narrow strip of shoreline. An immediate and distinct rise in elevation occurs just landward of the mangrove fringe turning into uplands.

The following is a list of the dominant plant species identified as part of this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Red mangrove	<i>Rhizophora mangle</i>	Native
Coin vine	<i>Dalbergia ecastaphyllum</i>	Non-native
Brazilian pepper	<i>Schinus terbinthifolius</i>	Non-native

#### RESTORATION/MITIGATION PLANTING PLAN

Any revegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Revegetation plans shall be included in the Restoration/Mitigation Planting Plan prepared as part of the EA.

#### **Native Revegetation Plant Schedule**

<b>Common Name</b>	<b>Botanical Name</b>	<b>Size &amp; Spacing</b>	<b>Habitat</b>
Wire grass	<i>Aristida stricta</i>	1 gallon; 2' on center	Upland
Sand cord grass	<i>Spartina bakeri</i>	1 gallon; 2' on center	Upland
Saw palmetto	<i>Serenoa repens</i>	1 gallon; 2' on center	Upland
American beautyberry	<i>Callicarpa Americana</i>	1 gallon; 2' on center	Upland
Myrsine	<i>Rapanea punctata</i>	1 gallon; 2' on center	Upland
Dahoon holly	<i>Ilex cassine</i>	3 gallon; 5' on center	Upland
Slash pine	<i>Pinus elliotti</i> var.densa	3 gallon; 5' on center	Upland





## SOILS

The following are the soils and their descriptions found throughout the project site according to the Martin County Soil Survey. Please see attached Exhibit C, Soil Survey.

7 – Paola and St. Lucie sands: This is a nearly level to sloping soil that is excessively drained. It is common on the coastal ridge and in isolated knolls in the coastal area. The water table is below a depth of 72 inches throughout the year and permeability is very rapid. Natural vegetation associated with this soil type include sand pine, scrub oak, rosemary, saw palmetto, running oak, cacti, mosses and lichens.

## THREATENED AND ENGANGERED SPECIES

The State of Florida Fish and Wildlife Conservation Commission (FWC) regulates protected species according to Rule 68A-27.001(3), Florida Administrative Code (FAC). The plant and animal species regulated by FWC are managed according to the federal Endangered Species Act of 1973. On the federal level, the U. S. Fish and Wildlife Service (FWS) is the regulatory agency that oversees this program.

According to the FWS Information for Planning and Consultation (IPaC) web database (<https://ecos.fws.gov/ipac/>), the following table is a list of potential species that may inhabit the region that the subject property is located, but do not necessarily inhabit the subject property due to historic land alterations, current site conditions, and the surrounding environment and adjacent property conditions.

The following table is a list of potential species that may inhabit the region that the subject property is located, but do not necessarily inhabit the subject property due to historic land alterations, current site conditions, and the surrounding environment and adjacent property conditions.

### A. Amphibian

Common Name	Scientific Name	Protected Species	
		State	Federal
Not applicable			

### B. Birds

Common Name	Scientific Name	Protected Species	
		State	Federal
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	ST	
Bald eagle	<i>Haliaeetus leucocephalus</i>		
Red-cockaded woodpecker	<i>Picoides borealis</i>	FE	E
Scrub jay	<i>Aphelocoma coerulescens</i>	T	T





## C. Mammals

Common Name	Scientific Name	Protected Species	
		State	Federal
Not applicable			

## D. Reptiles

Common Name	Scientific Name	Protected Species	
		State	Federal
Florida pine snake Eastern indigo snake Gopher tortoise	<i>Pituophis melanoleucus mugitus</i> <i>Drymarchon corais couperi</i> <i>Gopherus polyphemus</i>	SSC FT ST	T

## E. Plants

Common Name	Scientific Name	Protected Species	
		State	Federal
Four-petal pawpaw	<i>Asimina tetramera</i>	FE	E

\*: Observed on site

FT: Federally-designated Threatened

FE: Federally-designated Endangered

FT(S/A) Federally-designated Threatened species due to similarity of appearance

ST: State-designated Threatened

SSC: Species of Special Concern

Due to the location of the subject property as part of the historic coastal ridge, and the type of habitats associated with it, there are potentially both state and federal listed species that may be impacted by proposed development.

Approximately, 3 gopher tortoise burrows (both active and inactive) were identified on the subject property during this investigation. The burrows were identified in the northern section of the subject property east of the access road in the sand pine scrub habitat assessment area. A gopher tortoise burrow survey will be provided prior to final site plan approval.

Scrub jay is an avian species that is unique to Florida and receives a high level of protection due to its dwindling population. Ideal habitat for the scrub jay includes large areas of scrub oak that have an average height of 3 ½ to 6 ½ feet with significant (10 to 50 percent) open sandy areas and sand pine coverage of less than 20 percent. The subject property is not considered prime habitat for the scrub jay as it is heavily overgrown with tall, mature sand pine trees and scrub hickory. The survey season is limited to March 1 through October 31 according to FWS protocol which includes am or pm surveys for at least 5 consecutive days.

Another terrestrial avian species that may garner some attention is the red-cockaded woodpecker (RCW). RCW habitat is typically comprised of mature longleaf or slash pine forests with wide



Ecotone Services, Inc. 13945 89<sup>th</sup> Street Fellsmere, FL 32948 Phone: 772-453-3339  
Email: ecotoneservices@gmail.com



spacing between the trees and limited understory plants. The pine flatwood habitat on the subject property is small in size, closely spaced, and has a very dense understory including exotic and nuisance plant species. It is not anticipated that RCW will be identified to inhabit the subject property, or have an impact on site plan approval and site development.

Eastern Indigo Snake (EIS) is a federally listed species that is known to be a commensal species of the gopher tortoise, often occupying the tortoise burrows. FWS has enhanced its protective protocol in the last couple of years and has required monetary contribution as mitigation for impacts to habitat on tracts of land 25 acres or greater in size. It is anticipated that FWS will require standard protection measures prior to and during the construction process.

Water dependent species such as manatees, wood stork, snail kite, among others will not be of concern for this subject property and future project development as no wetlands will be impacted and a 75' wetland buffer is required by Martin County Growth Management Department to protect Warren Creek.

### CONCLUSION

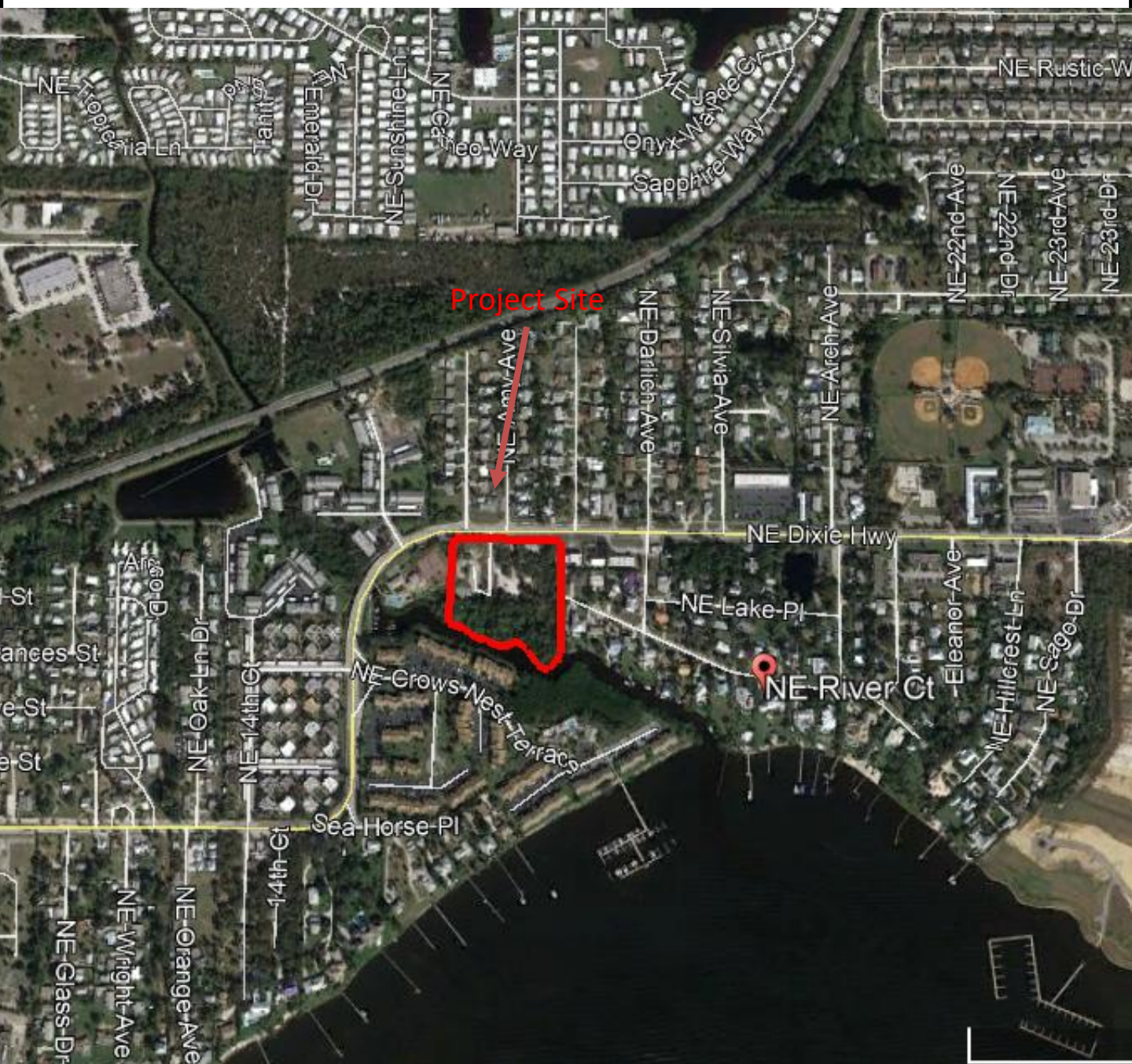
Due to the location of the subject property as part of the historic coastal ridge, it includes unique, endangered, threatened, and rare upland native habitat. Specifically, the sand pine scrub habitat located at the more eastern section of the subject property encompasses approximately 1.16 acres. In addition, there is approximately 2.02 acres of mesic flatwoods. According to Martin County Land Development Regulations, 25% of the total site acreage may be required to be preserved on-site if unique, endangered, threatened, or rare upland native habitat exists. As a result, a 75' wide wetland buffer will be provided adjacent to Warner Creek, as well as preserving the sand pine scrub habitat along the east property boundary.

A wetland jurisdictional determination has been issued by SFWMD, and no wetland impacts will occur in order to develop this project and no wetland mitigation will be required.

Prior to site development, a gopher tortoise burrow survey will be performed for the subject property in order to determine if the proposed development will impact individual tortoises. If burrows are identified in the proposed development area of the subject property then an Incidental Taking Permit will be required from FWC, and may require off-site relocation to an approved recipient site.







Ecotone Services  
13945 89<sup>th</sup> Street  
Fellsmere, FL  
32948  
(772) 453-3339

## Exhibit A

## Location Map

Beacon 21 Phase IV  
Jensen Beach, Florida

ES Project No: 300.01

Date: 01/27/2019

Drawn by: JR  
Checked by: TR  
Date: 01/27/2019

Scale: Not To Scale





#### SITE DATA:

Mesic Flatwood (1.20 acres)

Sand Pine Scrub (1.41 acres)

Developed (1.45 acres)

**Total Site = 4.84 acres**

Mesic Hammock (0.61 acres)

Mangrove Swamp (0.17 acres)



Ecotone Services  
13945 89<sup>th</sup> Street  
Fellsmere, FL  
32948  
(772) 453-3339

## Exhibit B

## FNAI Map

Beacon 21 Phase IV  
Jensen Beach, Florida

ES Project No: 300.01

Date: 06/28/2019

Drawn by: JR  
Checked by:

Date: 06/28/2019  
**23**

Scale: Not To Scale





ratio | BBOX:(-80.2328, 27.2206) (-80.2255, 27.2243) | 74 acres



Ecotone Services  
13945 89<sup>th</sup> Street  
Fellsemere, FL  
32948  
(772) 453-3339

## Exhibit C

## Soils Map

Beacon 21 Phase IV  
Jensen Beach, Florida

ES Project No: 300.01

Date: 01/27/2019

Drawn by: JR  
Checked by: TR  
Date: 01/27/2019

Scale: Not To Scale

24





## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

March 28, 2019

*\* Delivered via email*

Abhinov Singh \*  
OKSJM Jensen, LLC  
1890 S Ocean Blvd  
Manalapan, FL 33462

**Subject: Beacon 21, Phase IV**  
**Application No. 190213-1172**  
**Informal Wetland Determination No. 43-101141-P**  
**Martin County**

Dear Mr. Singh:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit 1.0. A joint site inspection was conducted on March 13, 2019.

Based on the information provided and the results of the site inspection, jurisdictional wetlands as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit 2.0, attached, identifies the boundaries of the property inspected and the approximate landward limits of the wetlands.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

A handwritten signature in black ink that reads "Barbara Conmy".

Barbara Conmy  
Section Leader

c: Jerry Renick, Ecotone Services, Inc \*



### **Exhibits**

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (<http://my.sfwmd.gov/ePermitting>) and searching under this application number 190213-1172.

[Exhibit 1.0 Location Map](#)

[Exhibit 2.0 Wetland Map](#)



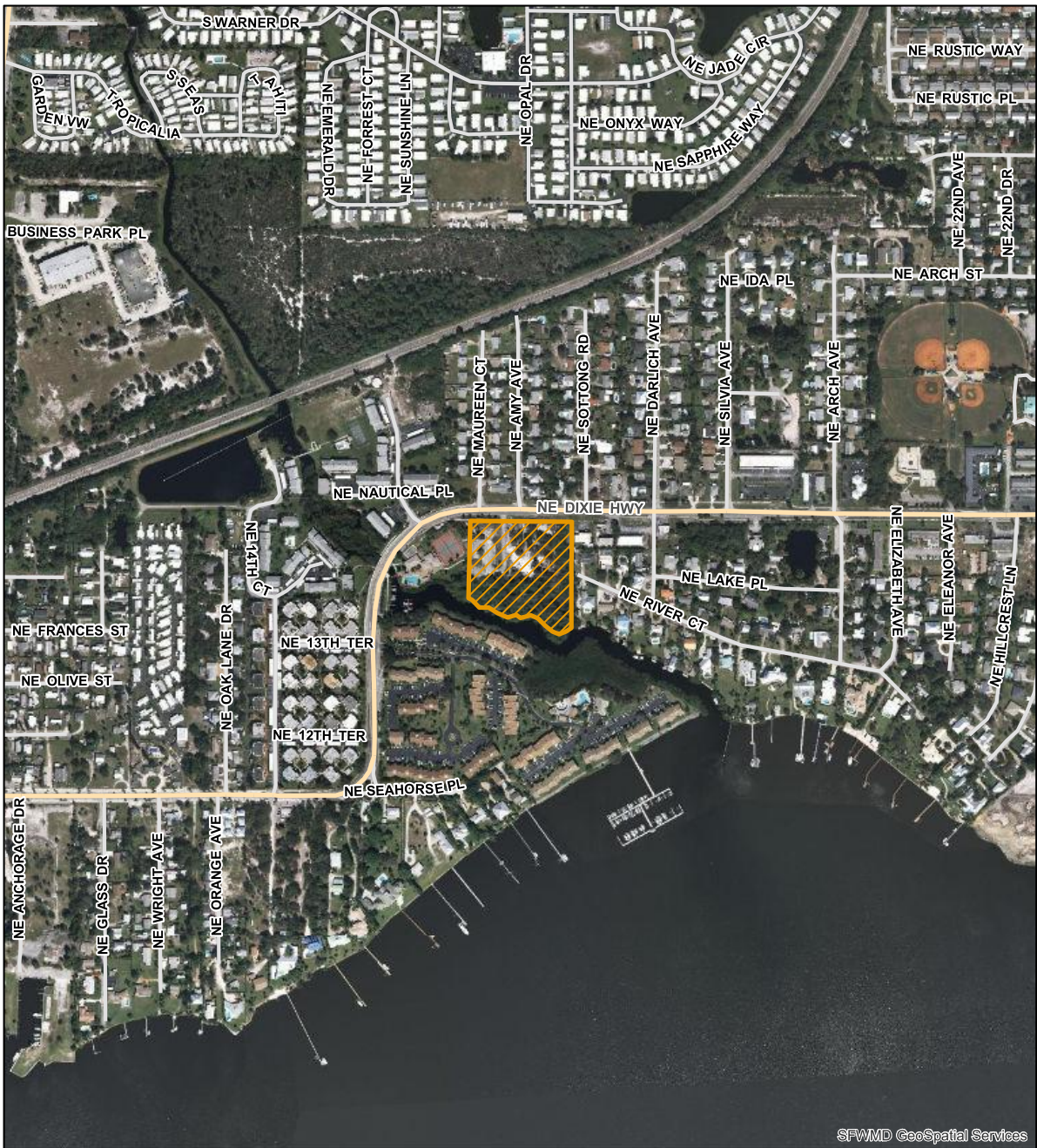


Exhibit No: 1	Exhibit Created On: 2019-02-13	MARTIN COUNTY, FL	<div data-bbox="771 1354 841 1390" data-label="Image"> </div> <div data-bbox="873 1354 977 1390" data-label="Text"> <p>Application</p> </div> <div data-bbox="1101 1348 1177 1486" data-label="Image"> </div>
<div data-bbox="267 1407 565 1438" data-label="Section-Header"> <h3>REGULATION DIVISION</h3> </div> <div data-bbox="219 1438 548 1470" data-label="Text"> <p>Project Name: Beacon 21, Phase IV</p> </div> <div data-bbox="105 1486 181 1564" data-label="Image"> </div> <div data-bbox="251 1533 576 1585" data-label="Figure"> </div> <div data-bbox="649 1480 698 1575" data-label="Image"> </div>			





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32948

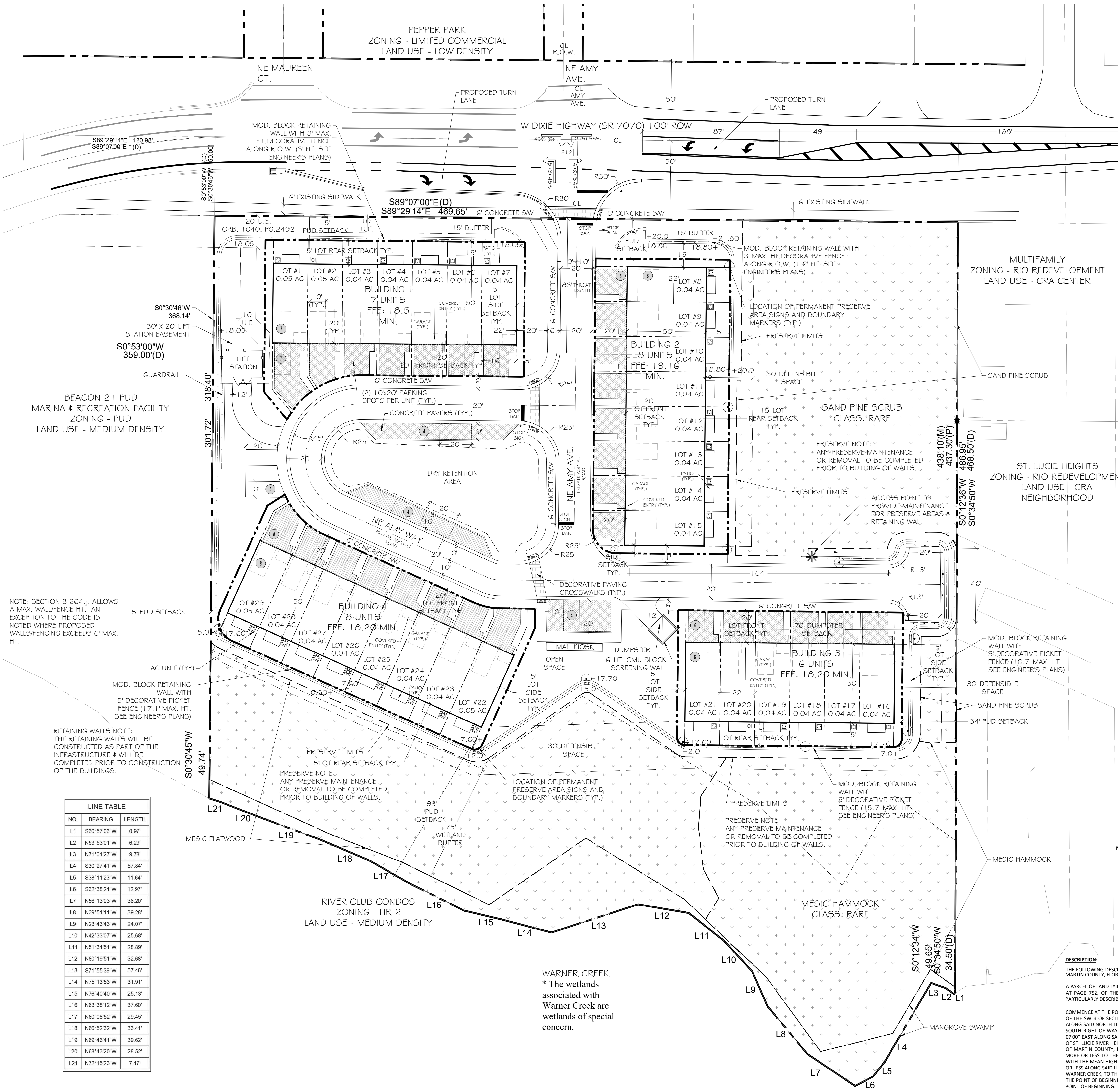
## Exhibit B Wetland Boundary Map (updated)

Beacon 21 Phase IV  
Jensen Beach, Florida

Drawn by: JR  
Checked by: TR  
Date: 03/25/2019

Scale: Not To Scale





SITE DATA	
Total Site Area	4,844.8 AC/ 211,040 SF (100%)
Developed Area*	2.89 AC/ 125,755 SF (59.6% of total area)
Zoning	PUD
Future Land Use	Medium Density
PCN	273741033000000402
Proposed / Existing Uses	Residential Townhouses / Vacant
*Developed area above = Total Site Area minus all preserved areas shown below.	

OPEN SPACE	
Total Required Open Space	2.42 AC/ 105,520 SF (50% of total area)
Total Open Space Provided	3.04 AC/ 132,591 SF (G2.83% of total area)

IMPERVIOUS AREA	
Total Impervious Area	1.80 AC/ 78,449 SF (37.17% of total area)
Buildings	0.73 AC/ 31,928 SF (15.13% of total area)
Pavement/ Roads/ Driveways/ Sidewalks/ etc.	1.07 AC/ 46,521 SF (22.04% of total area)

RARE UPLAND PRESERVED AREA BREAKDOWN				
TYPE:	CLASS:	FNAL:	RARE AREA PRESERVED:	% OF TOTAL SITE AREA:
Upland	Rare	Mesic Hammock	24,403 SF/ 0.56 AC.	11.6%
Upland	Rare	Sand Pine Scrub	26,731 SF/ 0.61 AC.	12.7%
TOTALS:			51,134 SF/ 1.17 AC.	24.3%

\*TOTAL RARE UPLAND AREA REQUIRED TO BE PRESERVED = 1.17 AC.  
TOTAL RARE UPLAND AREA PROVIDED FOR PRESERVATION = 1.23 AC.  
\*NOTE: The total above is calculated on the total site area of 4,844.8 AC, minus the .17 AC. of wetlands for a total existing upland area of 4,674.8 AC. (4,674.8 x 25% = 1,168.7 AC. or 50,909 SF rare preservation required)

OTHER PRESERVED AREAS BREAKDOWN				
TYPE:	CLASS:	FNAL:	AREA PRESERVED:	% OF TOTAL SITE AREA:
Upland	Common	Mesic Flatwood	26,746 SF/ 0.61 AC.	12.7%
Wetland	Wetland	Mangrove Swamp	7,405 SF/ 0.17 AC.	3.5%

DENSITY	
Gross Site Density (29 Units / 4.84 AC)	5.99 DU / AC

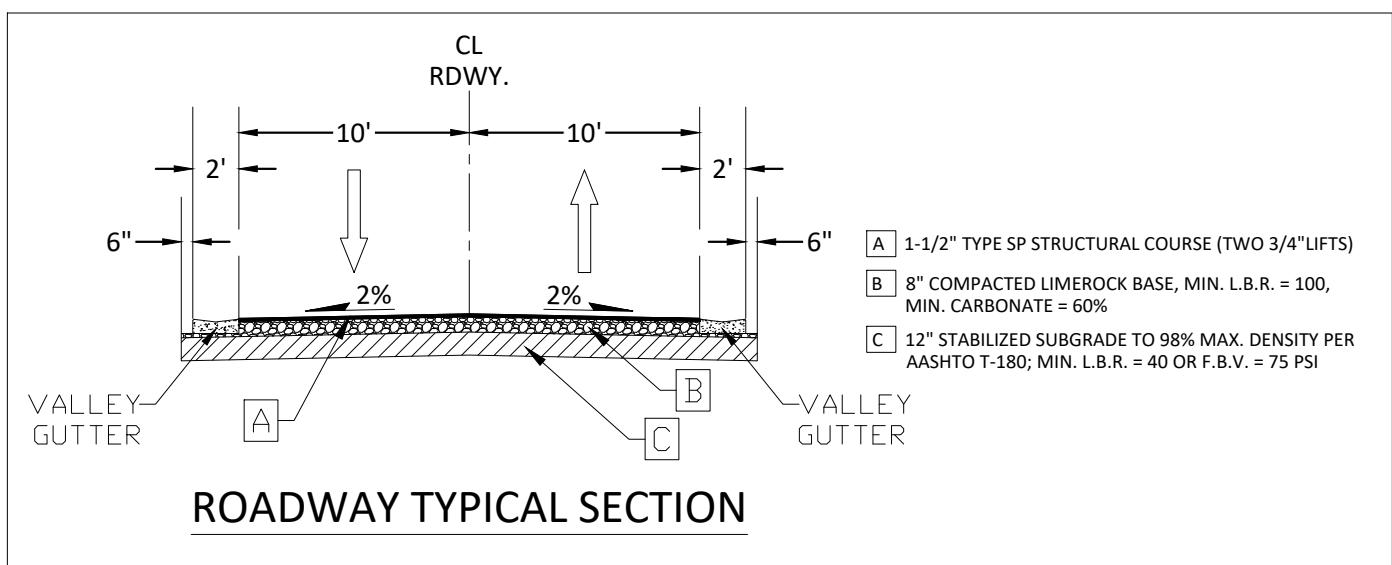
PARKING	
Parking Provided (2 Spaces per Unit)	58
Parking Required	73
Garage Spaces	29
Driveway Spaces	29
Guest Spaces	15

BUILDING DATA					
Building #	Footprint SF	Gross Floor Area	Max. Height	Proposed Ht.	Units
Building 1	7,714 SF	16,126 SF	40'	26'-10"	7 Units
Building 2	8,800 SF	18,392 SF	40'	26'-10"	8 Units
Building 3	6,614 SF	13,794 SF	40'	26'-10"	6 Units
Building 4	8,800 SF	18,392 SF	40'	26'-10"	8 Units
Totals:	31,928 SF	66,704 SF	-	-	29 Units
Building Coverage 0.73 AC/ 31,928 SF (15.13% of total area)					
Note: There is 1 type of unit with a size of 50x20' (both stones) with a gross floor area of 2,332. The other type is 50x22' 1st floor and 47x20' 2nd floor with a gross floor area of 2,266.					

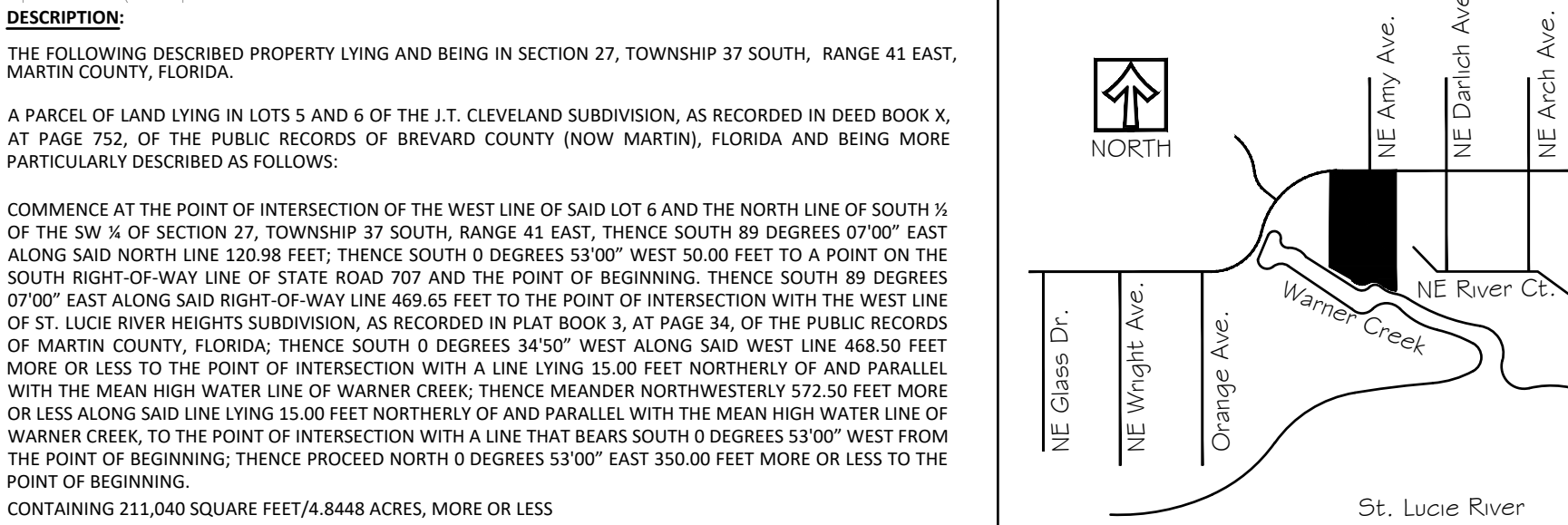
INDIVIDUAL LOT SETBACKS		
Location	Individual Lot	Accessory (Patios) Provided
Front	20'	Not Allowed
Side (exterior)	5'	5'
Side (interior)	0'	2'
Rear	15'	5'

PUD SETBACKS		
per Table 3.264.2 Rio CRA Development Standards		
Location	Required	PUD Setbacks Provided
North	20'	15'
South	10'	9'3"
East	10'	34'
West	5'	5'

SECTION 3.264.1, ALLOWS A MAX. WALL/FENCE HT. AN EXCEPTION TO THE CODE IS NOTED WHERE PROPOSED WALLS/FENCING EXCEEDS 6' MAX. HT.



- NOTES:
- All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and landscape or lake littoral areas and stormwater management areas as provided on the plans approved with the development order.
  - All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).
  - Wetlands associated with Warner Creek are wetlands of special concern.
  - Boundary markers will be placed at the corners of residential lots abutting Preserve Areas. Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.
  - A HOA for the Beacon 21, Phase 4 development shall be responsible for maintenance of the private roadways of NE Amy Ave. & NE Amy Way.
  - FFE of buildings reference NAVD88.



Consultants:

Revisions:  
06/06/22: Rev. per comments





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

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### A. GENERAL INFORMATION

#### Type of Application:

Name or Title of Proposed Project: \_\_\_\_\_

#### Brief Project Description:

Was a Pre-Application Held? YES/NO Pre-Application Meeting Date: \_\_\_\_\_

Is there Previous Project Information? YES/NO

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

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

#### Parcel Control Number(s)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): \_\_\_\_\_

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

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

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

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



## C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** \_\_\_\_\_

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

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

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

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

**Agent (Name or Company):** \_\_\_\_\_

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

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

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

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

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

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

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

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

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

**Civil Engineer (Name or Company):** \_\_\_\_\_

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

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

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

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



## 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. 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.



**E. 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.

[Signature]  
Applicant Signature

9/27/2021  
Date

Abhinav Singh  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: NEW JERSEY COUNTY OF: MORRIS

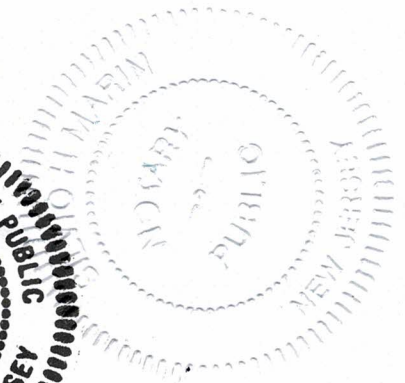
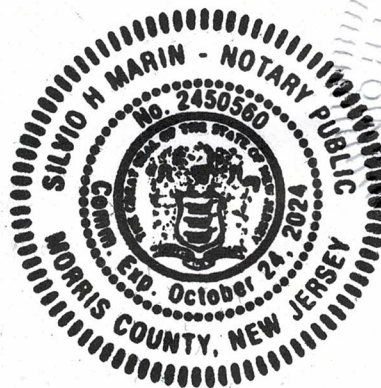
I hereby certify that the foregoing instrument was acknowledged before me this 27 day  
of SEPTEMBER, 20 21, by <sup>SHM</sup> ~~SILVIO H. MARIN~~ Abhinav Singh

He or She     is personally known to me or     has produced DRIVERS LICENSE as  
identification.

[Signature]  
Notary Public Signature

Silvio H. Marin  
Printed name

STATE OF: NEW JERSEY at-large







[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
OKSJN JENSEN LLC

### Filing Information

**Document Number** L18000281999  
**FEI/EIN Number** 38-4105159  
**Date Filed** 12/07/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

1890 S OCEAN BLVD  
MANALAPAN, FL 33462

### Mailing Address

1890 S OCEAN BLVD  
MANALAPAN, FL 33462

### Registered Agent Name & Address

OKSJN INVESTMENTS LLC  
1890 S OCEAN BLVD  
MANALAPAN, FL 33462

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SINGH, ABHINOV  
1890 S OCEAN BLVD  
MANALAPAN, FL 33462

### Annual Reports

Report Year	Filed Date
2019	04/05/2019
2020	01/23/2020
2021	02/08/2021

### Document Images

[02/08/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/23/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)



[04/05/2019 -- ANNUAL REPORT](#)[View image in PDF format](#)[12/07/2018 -- Florida Limited Liability](#)[View image in PDF format](#)

Florida Department of State, Division of Corporations





**Martin County 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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## Digital Submittal Affidavit

I, Abhinov Singh - Oksjn Jensen LLC, attest that the electronic version included for the project Port Cove 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

9/27/2021  
 Date

## NOTARY ACKNOWLEDGMENT

STATE OF: NEW JERSEY COUNTY OF: MORRIS

I hereby certify that the foregoing instrument was acknowledged before me this 27 day of SEPTEMBER, 20 21, by Abhinov Singh.

He or She        is personally known to me or        has produced Drivers License as identification.

  
 Notary Public Signature

Silvio H. Marin  
 Printed name

STATE OF: NEW JERSEY

at-las





December 15, 2021

Peter Walden  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners

**Re: Port Cove PUD  
Project Narrative  
PUD Zoning/Master Site Plan**

### Project Location

The subject property is located on the south side of NE Dixie Hwy, approximately ½ mile west of the roundabout of NE Dixie HWY and NE Palmer St. It is identified by parcel control number 27-37-41-03-30-000-0042 and consists of 4.85 acres. The property is bound to the east by single family residences, to the west by the recreational tract and clubhouse for Beacon 21 Phase III PUD, and to the south by Warner Creek.

### Project History & Background

The subject property has a Medium Density Future Land Use designation within the PUD Residential Zoning District and the Rio Community Redevelopment Area overlay. The property is currently vacant and relatively undeveloped. Due to previous site development on neighboring parcels, distinctive man-made impacts have occurred and an off-road vehicular use in the northern half exists. The ecological characteristics of the subject site include a jurisdictional wetland and a designated upland preserve. The narrow band of wetland, a mangrove shoreline, is approximately 5-10' in width and located along the south boundary, lining the northern edge of Warner Creek.

In 2007, a Master Plan was approved via Resolution 2007-0925 for Beacon 21 PUD Phases 3B & 4. Phase 3B was completed, however the construction of Phase 4 was never executed, and the development order has since expired.

In 2018, the applicant met with Martin County Growth Management Department to discuss reinstating the previously approved site plan for Beacon 21 Phase 4, part of the Beacon PUD. As Phase 3B has completed, the parcel of land associated with Phase 4 has remained vacant and undeveloped. In addition, the applicant was seeking confirmation that the units proposed could be sold fee-simple and would not require condominium ownership. The reviewers concluded that the previously approved plan had expired and could not be reinstated, the subject site must be reviewed as a PUD Major Master and Final Site Plan.

The site was previously subject to a Master and Final Site Plan approval request to allow the construction of 29 townhome units, which was submitted to Martin County in February 2019. The applicant worked through staff's concerns, but ultimately the application was forced to withdraw due to the lack of response from the Beacon 21 PUD Property Owner's Association (POA). Approval of the site plan was contingent on the consent from the Beacon 21 PUD POA, therefore the applicant had to withdrawal and resubmit a

8144 Okeechobee Blvd., Suite A  
West Palm Beach, FL 33411  
(561) 365-5131



new application. Notably, the previously approved plan for Beacon 21 Phase 4 included 30 townhouses and 2 single-family homes which is a larger density than the proposed 29 townhome units in the 2019 application.

### **Application Request**

As mentioned above, due to the lack of response from the Property Owner's Association of the existing Beacon 21 PUD regarding a previous development proposal for this property, the applicant is requesting a standalone PUD designation. Also, included in this request is Master Site Plan approval to allow for the construction of 29 townhome units.

Additionally, the applicant has provided a Preserve Area Management Plan, 75' wetland buffer and additional ecological assessments, to alleviate the County's concern of the wetland and preserve area located on the property.

### **Proposed Use**

The proposed design provides a residential use affecting approximately 2.6 acres of the property, while ensuring preservation of an upland preserve area and jurisdictional wetland, approximately 2.24 acres.

The previously approved plan, which has since expired, included Phase IIIB and Phase IV of the Beacon 21 PUD. Phase IV of this master plan was to include 32 units of townhouses and single-family residences, with a gross density of 6.61 units per acre. Currently, the proposed site plan is comprised of 29 townhome units, with a gross density of 5.99 dwelling units per acre. Notably, the proposed development allows for a greater portion of unaffected land compared to the previously approved plan.

The applicant has thoughtfully considered the presence of the preserve area and wetland, thus proposing a site layout to ensure these areas remain protected. Additionally, the plan includes a pedestrian walkway through the preserve and a dock, providing community access to a natural amenity that would otherwise be inaccessible to the public.

### **Justification of P.U.D. Zoning & Master Site Plan**

The proposed development shall be consistent with the policies of the Comprehensive Growth Management Plan and compliant with the Land Development Code.

### **Consistency with the Comprehensive Growth Management Plan**

The proposed development is consistent with the Goals, Objectives and Policies of Martin County's Comprehensive Growth Management Plan to maintain the quality of residential uses, natural resource conservation and preservation of beneficial and protective natural systems. The development abides by the density requirements outlined in the comp plan by not exceeding 8 units per acre for Medium Density FLU designations. The proposed density is 5.99 units per acre. In addition, the proposed development complies with the restriction of not exceeding more than 4 stories or 40' by providing 2 story townhomes.

### **Chapter 9 – Conservation and Open Space Element**

#### **Buffer Zones and Performance Criteria for Wetlands - Policy 9.1 G.4**



(1) *Buffer zone provisions*

- (a) *For wetlands connected to natural creeks, rivers, water bodies connected to surface waters of the state, and surface waters of the state, a buffer zone of native upland and transitional vegetation, at least 75 feet wide, must be provided and maintained. "Surface waters of the state" as used here are a subset of the more inclusive term "waters of the state", as defined in Florida Statutes Chapter 403.*

The proposed site plan complies with this provision by providing a 75' wetland buffer on the south portion of the property of native upland and transitional vegetation.

- (b) *Where natural bluffs occur with slopes exceeding one foot vertical to three feet horizontal, required buffers must start at the top of the bank. The buffer must be sized and designed to assure both stability of the bluff and sufficient level ground to provide a visual and physical buffer of native vegetation.*

There are no natural bluffs on the subject property.

- (c) *For all new developments obligated to submit plats or site plans, plans must show sufficient preservation area to protect natural banks and prevent future impacts to wetlands. Where banks have been previously cleared or filled and are not sufficiently stabilized, the banks must be re-sloped (if necessary) and revegetated with appropriate native vegetation. Martin County will determine if banks need to be stabilized and re-sloped to prevent erosion.*

The proposed site plan complies with this provision by ensuring the preserve area located on the south and east portion of the property, which accounts for 1.95 acres, shall remain protected and undeveloped.

- (d) *Buffers must be measured from the edge of the delineated wetland and not from the wetland vegetation.*

The proposed site plan complies with this provision.

(2) *Performance criteria for wetland areas*

- (a) *The following restrictions apply to the direct removal of natural vegetation from the wetlands or the buffer zone surrounding the wetlands:*

- 1) *Vegetation must not be cleared or removed except in compliance with a PAMP approved by the Martin County Growth Management Department, or in compliance with those minimal activities permitted for riparian usage (e.g., docks and walkways).*

The applicant has provided a PAMP along with this application, which includes a land clearing plan to be approved by Martin County Growth Management team.

- 2) *All materials cleared from the wetland or buffer zone must be removed from the site, not piled or stored within the wetland or designated upland preserve areas.*

The proposed development shall comply with this provision.



**Preserve Requirements for Common Habitat - Policy 9.1G.6**

*Twenty-five percent of common native upland habitat occurring on-site shall be preserved in place in all developments, unless the upland habitat requirements are met by the preservation of special upland habitat.*

The proposed site plan exceeds this requirement by preserving 1.17 acre of upland preserve, 0.17 acre of Mangrove Swamp and 0.61 acre of upland transition buffer.

**Calculation of Preserve Area Requirements - Policy 9.1G.8**

*The proposed plan complies with the requirements outlined in the policy section above.*

**Consistency with the Land Development Code**

The proposed development complies with the applicable standards and provisions of the Martin County Land Development Code for use and general development characteristics for a FLU Medium Density residential use located within the PUD-R Zoning District.

**Article 12, Division 3 – Rio Community Redevelopment Code**
**Development Standards – Section 12.3.04 (5)**

The proposed development complies with the development standards required for a property within the Rio Community Redevelopment District. The property complies with the minimum lot width of 25' by providing a lot width of approximately 270'. The development also complies with the maximum building coverage of 50% by proposing a building coverage of 15%.

**Landscape Standards – Section 12.3.09**

The proposed landscape plan complies with the requirements outlined in section 12.3.09. Specifically, the plan complies with the minimum required landscape area of 20% of total development area (25,151 sf) by providing 78,537 sf of landscape area. The plan also complies with the following code requirements:

Site Area Trees: 1 per 1,000 sf of total developed area

Landscape Requirements			
<i>Location/Criteria</i>	<i>Code Requirement</i>	<i>Required</i>	<i>Provided</i>
Site area trees	1 tree / 1,000 sf of developed area	126 trees	126 trees
North property line	1 tree / 300 sf & 10 shrubs per 300 sf	11 trees & 110 shrubs	13 trees & 131 shrubs
VUA planting area	500 sf of planting area / 5,000 sf of VUA area	2,276 sf of planting area	3,226 sf of planting area
VUA planting area	2 (3") shade trees for each 500 sf planting area	10 (3") shade trees	10 (3") shade trees



### **Vehicular Use Area – Section 12.3.09 (6)**

#### *Vehicular Use Areas*

a. *Perimeter landscaping. Landscaping shall be provided along the perimeter of vehicular use areas in accordance with the following standards:*

- i. *The side of a vehicular use area fronting SR 707 shall be planted with trees at 30-foot intervals. The trees shall be 16 feet in height, with a four-foot clear trunk, and four-inch dbh at the time of planting.*

The proposed plan shall comply with this requirement.

- ii. *The side of a vehicle use area abutting a Detached 1, Detached 2, Multifamily or Mobile Home that is not a part of the subject development shall be planted with trees with a minimum height of 16 feet, 4-foot clear trunk, and four-inch dbh, at 25-foot intervals in a landscape area that is at least ten feet wide. The trees, landscaped buffer and the wall, fence or hedge may be reduced or eliminated with the written consent of the owner of the residential property, which shall be recorded in the public records.*

The proposed plan shall comply with this requirement.

- iii. *Any side of a vehicular use area not included in paragraph (i) or (ii) shall be planted with trees minimum height of 12 feet, with a four-foot clear trunk, and two-inch dbh at 30-foot intervals.*

The proposed plan shall comply with this requirement.

- iv. *A wall, fence, or hedge shall be provided around all vehicle use areas. Between the vehicle use area and a road right-of-way, the wall, fence, or hedge shall not exceed four feet in height. For the remainder of the lot, it shall be no more than six feet in height. Walls and landscaping around parking areas shall provide pedestrian access every 50 linear feet. No wall, fence, or hedge is required along the side of a parking area that abuts another parking area.*

The proposed plan shall comply with this requirement.

### **Article 4 – Site Development Standards, Division 14 Parking and Loading**

#### **Parking Requirements – Section 4.624**

According to the Martin County Land Development Code, the parking ratio for townhomes requires two spaces per unit. The proposed plan exceeds this requirement, as shown below.

<b>Parking Calculation</b>		
<b>Required</b>	2 spaces / unit @ 29 units	<b>58 spaces</b>
Provided		
Garage Spaces		29 spaces
Driveway Spaces		29 spaces
Guest Spaces		15 spaces
<b>Total Provided</b>		<b>73 spaces</b>



**Driveway/Circulation Requirements for Residential Districts - Section 4.622.B**

1. *Parking in driveways. Driveways may be used to satisfy the parking requirements for single-family dwellings, duplexes and mobile homes provided that sufficient space is available exclusive of right-of-way or road easements.*

The proposed development satisfies the driveway requirements for townhouses.

2. *Truck parking or storage. No required parking space shall be used for vehicle storage or other uses which interferes with normal off-street parking needs.*

The proposed development does not provide designated truck or storage parking.

3. *Emergency vehicles. Parking shall not be permitted which blocks emergency vehicles on either public or private roads.*

The proposed development satisfies this requirement.

**Parking Design Standards – Section 4.627**

The design standards, including stall dimensions, are met for the driveways and parallel parking spaces, which are located cohesively along the proposed interior road circulation.

**Article 4 – Site Development Standards, Division 15. Landscaping, Buffering and Tree Protection**

The proposed development shall comply with the landscape requirements of Article 3, Division 6 Section 3.264.E as requested during pre-app meeting. However, where applicable the proposed development shall comply with the buffer requirements of Sec. 4.663.B.

**Buffer yard Requirements – Section 4.663.B.(6)**

*Type 1 bufferyard: A 20-foot-wide landscape strip with a six-foot-high, opaque fence or wall. At least one tree and ten shrubs shall be provided for every 300 square feet of required bufferyard. Trees must be at least ten feet in height with a two-inch caliper. A six-foot-high vegetative landscape screen consisting of 28 shrubs provided for every 250 square feet of required bufferyard can be substituted for the shrub, fence, wall or berm requirements. This vegetative landscape screen shall be 100 percent opaque at the time of planting.*

The proposed development shall comply with this requirement.

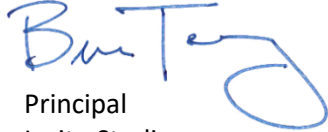
**Article 5, Chapter 79 – Fire Prevention Code**

The proposed development shall provide residential fire sprinkler protection by adding fire lines, DDCV's and FDC connections to each building.



Thank you for your consideration of this application. If you have any questions, please don't hesitate to contact me at 561-249-0940.

Brian Terry



Principal  
Insite Studio



Designation of Authorized Agent

I hereby designate and authorize Brian Terry of Insite Studios to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application and to furnish on request, supplemental information in support of the application. In addition, I authorize the above listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure approvals or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation.

Abhinav Singh [Signature] 12/16/2021  
Typed/Printed Name of Applicant Signature of Applicant Date

Manager  
(Corporate Title if applicable)

The foregoing Designation of Authorized Agent was sworn to, affirmed and subscribed before me this 16 day of DECEMBER, 2021, by ABHINAV SINGH who is personally known to me or has produced NT DL as identification.

[Signature]  
Signature

Notary Public, State of: NEW JERSEY  
Print Name: SILVIO H. MARIN  
My Commission Expires: 10/24/2021

(Notary Seal)







Recorded in Martin County, FL 12/18/2018 1:46 PM  
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
 Rec Fees: \$27.00 Deed Tax: \$3,500.00  
 CFN#2730453 BK 3032 PG 1735 PAGE 1 of 3

Instrument Prepared By: Please Return To:  
 COMMUNITY LAND TITLE & RESEARCH  
 Attn: Sally J. Booth, Owner, Closing Manager  
 2400 SE Veterans Memorial Parkway, Suite 214  
 Port St. Lucie, FL 34952 | Phone (772) 337-3335  
 Closing File Number: 18-29999C  
 Florida Documentary Stamps \$3,500.00  
 Parcel Tax ID: 27-37-41-033-000-00040-2

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

**THIS WARRANTY DEED**, made the 17th day of December, 2018 by **Lake Wellington Professional Center LLC, a Florida limited liability company**, whose address is: 12161 Ken Adams Way, Suite 101, Wellington, FL 33414, *hereinafter called the Grantor*, to **OKSJN Jensen, LLC, a Florida limited liability company**, whose address is: 1890 S Ocean Blvd., Lantana, FL 33462, *hereinafter called the Grantee*:  
*(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, 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, remises, releases, conveys and confirms unto the Grantee all that certain land lying and being in MARTIN County, State of Florida, to wit:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: XXXX SR 707, Jensen Beach, FL 34957

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS AND DEDICATIONS OF RECORD AND TAXES FOR THE YEAR 2019 AND THEREAFTER.

**TOGETHER**, with all 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 and assessments accruing subsequent to 2018.

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

Signed, sealed and delivered in the presence of:

**Lake Wellington Professional Center LLC, a  
 Florida limited liability company**

By: William E. Wright  
 William E. Wright, Authorized Manager

Mae A M Colman  
 1<sup>st</sup> Witness Signature  
 Print Witness Name: MAE A M Colman

Darlene A Curti  
 2<sup>nd</sup> Witness Signature  
 Print Witness Name: Darlene A Curti

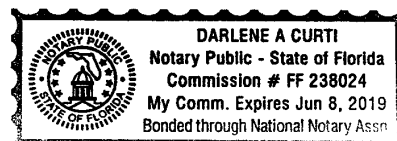
STATE OF FLORIDA  
 COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 13 day of December, 2018, by William E. Wright, who is personally known to me or has produced as identification.

SEAL

FL 512 W 623-925-43-137-0

Notary Signature: Darlene A Curti  
 Print Notary Name: Darlene A Curti  
 My Commission Expires:





Signed, sealed and delivered in the presence of:

Lake Wellington Professional Center LLC, a  
Florida limited liability company

Sally J. Booth  
1<sup>st</sup> Witness Signature ↑  
Print Witness Name: Sally J. Booth

By: Richard C. Elliott  
Richard C. Elliott, Authorized Manager

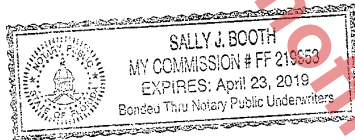
Linda J. Welch  
2<sup>nd</sup> Witness Signature ↑  
Print Witness Name: Linda J. Welch

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 17 day of December, 2018, by Richard C. Elliott,  
who is personally known to me or has produced Id as identification

SEAL



Sally J. Booth  
Notary Signature ↑  
Print Notary Name: Sally J. Booth  
My Commission Expires:

"Experience the Difference"

www.COMMUNITYLANDTITLE.net



**EXHIBIT "A"****LEGAL DESCRIPTION**

File Number: 18-29999C

The following described property lying and being in Section 27, Township 37 South, Range 41 East, Martin County, Florida.

A parcel of land lying in Lots 5 and 6 of the J. T. CLEVELAND SUBDIVISION, as recorded in Deed Book X, at Page 752, of the Public Records of Brevard County (now Martin), Florida and being more particularly described as follows:

Commence at the point of intersection of the West line of said Lot 6 and the North line of the South 1/2 of the SW 1/4 of Section 27, Township 37 South, Range 41 East, thence South 89°07'00" East along said North line 120.98 feet; thence South 0°53'00" West 50.00 feet to a point on the South right-of-way line of State Road 707 and the Point of Beginning. Thence South 89°07'00" East along said right-of-way line 469.65 feet to the point of intersection with the West line of ST. LUCIE RIVER HEIGHTS SUBDIVISION, as recorded in Plat Book 3, at Page 34, of the Public Records of Martin County, Florida; thence South 0°34'50" West along said West line 468.50 feet more or less to the point of intersection with a line lying 15.00 feet Northerly of and parallel with the mean high water line of Warner Creek; thence meander Northwesterly 572.50 feet more or less along said line lying 15.00 feet Northerly of and parallel with the mean high water line of Warner Creek, to the point of intersection with a line that bears South 0°53'00" West from the Point of Beginning; thence proceed North 0°53'00" East 350.00 feet more or less to the Point of Beginning.

*"Experience the Difference"*

www.COMMUNITYLANDTITLE.net



## PROPERTY TRANSFER STATEMENT

There has been no transfer of the property since the property was deeded to the current property owner  
OKSIN JENSEN LLC, who is the applicant for this project. The aforementioned property is  
identified by parcel control number 27-37-41-033-000-00040-2 and is located in Martin County, Florida.

OKSIN JENSEN LLC ABHINAV SINGH

Typed/Printed Name of Ownership Entity



Signature

NOTARY PUBLIC:

STATE OF New Jersey

COUNTY OF Morris

I hereby certify that the foregoing instrument was acknowledged before me by means of ☐ physical  
presence or ☐ online notarization, this 26th day of January, 2022, by  
Sooltan Ozaltin (name of person acknowledging).

He/she ☐ is personally known to me or ☒ has produced Drivers License (type of  
identification) as identification.

(Seal)





Signature of Notary Public

Sooltan Ozaltin

Print, Type or Stamp Name of Notary



### LEGAL DESCRIPTION

PCN: 273741033000000402

THE FOLLOWING DESCRIBED PROPERTY LYING AND BEING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN LOTS 5 AND 6 OF THE J.T. CLEVELAND SUBDIVISION, AS RECORDED IN DEED BOOK X, AT PAGE 752, OF THE PUBLIC RECORDS OF BREVARD COUNTY (NOW MARTIN), FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 6 AND THE NORTH LINE OF SOUTH  $\frac{1}{2}$  OF THE SW  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, THENCE SOUTH 89 DEGREES 07'00" EAST ALONG SAID NORTH LINE 120.98 FEET; THENCE SOUTH 0 DEGREES 53' 00" WEST 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 707 AND THE POINT OF BEGINNING. THENCE SOUTH 89 DEGREES 07'00" EAST ALONG SAID RIGHT-OF-WAY LINE 469.65 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF ST. LUCIE RIVER HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, AT PAGE 34, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 0 DEGREES 34'50" WEST ALONG SAID WEST LINE 468.50 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE THAT BEARS SOUTH 0 DEGREES 53'00" WEST FROM THE POINT OF BEGINNING; THENCE PROCEED NORTH 0 DEGREES 53'00" EAST 350.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 211,040 SQUARE FEET / 4.8448 ACRES, MORE OR LESS





## Lucido & Associates

Land Planning / Landscape Architecture

701 E. Ocean Blvd., Suite 300, Fort Pierce, Florida 34901  
(888) 447-1331, Fax (888) 447-1332  
827 North Thornton Avenue, Orlando, Florida 32803  
(407) 898-9521, Fax (407) 898-9528

### Site Data

Total Site Area:	359,202 S.F. / 8.25 Ac. (100%)
Future Land Use:	Medium Density
Existing Zoning:	PUD
Total Units:	64
Gross Density:	7.75 UPA
Impervious Area:	166,697.91 S.F. / 3.82 Ac. (46%)
Phase 3B:	72,575.34 S.F. / 1.66 Ac.
Phase 4:	94,122.57 S.F. / 2.16 Ac.
Pervious Area:	192,947.09 S.F. / 4.43 Ac. (54%)
Phase 3B:	76,027.66 S.F. / 1.75 Ac.
Phase 4:	116,919.43 S.F. / 2.68 Ac.

### Phase 3B

Phase 3B Site Area:	148,603 S.F. / 3.41 Ac. (100%)
Impervious Area:	72,575.34 S.F. / 1.66 Ac. (49%)
Roads / Sidewalks:	47,025.66 S.F. / 1.08 Ac.
Buildings:	25,549.68 S.F. / 0.58 Ac.
Pervious Area:	76,027.66 S.F. / 1.75 Ac. (51%)
Preserve Area:	29,449 S.F. / 0.68 Ac.
Landscape Area:	46,578.66 S.F. / 1.07 Ac.
Total Units (Phase 3B):	32
Gross Density:	9.38 UPA
Product Type:	Condominium and Single Family

### Phase 4

Phase 4 Site Area:	211,042 S.F. / 4.84 Ac. (100%)
Impervious Area:	94,122.57 S.F. / 2.16 Ac. (45%)
Roads / Driveways / Sidewalks:	44,420.47 S.F. / 1.02 Ac.
Buildings:	49,702.10 S.F. / 1.14 Ac.
Pervious Area:	116,919.43 S.F. / 2.68 Ac. (55%)
Preserve Area:	60,356.48 S.F. / 1.38 Ac.
Landscape Area:	56,562.95 S.F. / 1.30 Ac.
Total Units (Phase 4):	32
Gross Density:	6.81 UPA
Product Type:	Townhouses and Single Family

### Building Setbacks:

Front (Side Load Garage):	10'
Side:	10' Min.
Rear (Building to upland transition zone):	10'
Rear (Accessory structures to upland transition zone):	5'

**Parking Calculations:** 128 Spaces  
Residential Parking Required (2 Spaces per unit): 128 Spaces  
Paving Provided: 128 Spaces  
DATE APPROVED: 9-25-07  
PROJECT COORDINATOR: [Signature]



SCALE: 1" = 60'  
0' 30' 60' 90'

## Beacon 21 PUD Phases 3B & 4 Revised Master Plan Martin County, Florida

Scale: 1" = 60'  
Drawn by: DP1  
Checked by: MC  
Computer File: 04-29 Beacon 21 PUD Rev-02 Sheet  
Computer Station: Server  
Project Number: 04-29  
Date: 3.10.09

Revisions: 0.01-02.01  
1-16-06  
3.08.07  
4.30.07

**1 of 1**

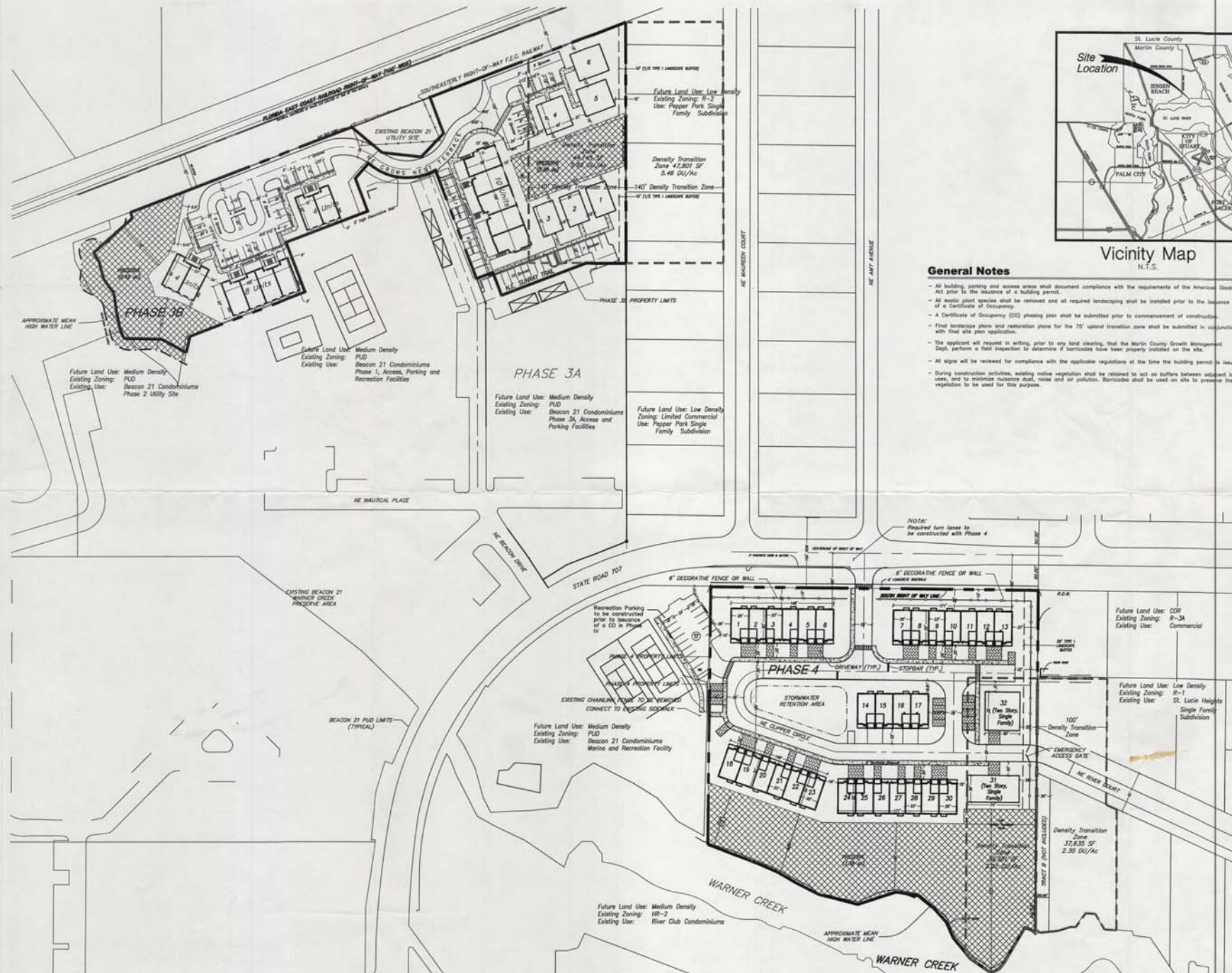


Vicinity Map  
N.T.S.

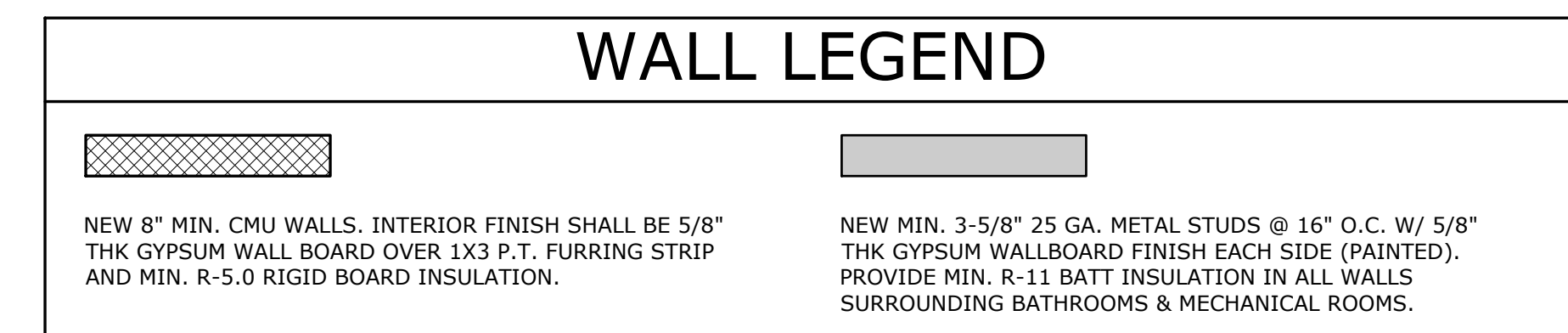
### General Notes

- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- A Certificate of Occupancy (CO) phasing plan shall be submitted prior to commencement of construction.
- Final landscape plans and restoration plans for the 75' upland transition zone shall be submitted in conjunction with final site plan application.
- The applicant will request in writing, prior to any land clearing, that the Martin County Growth Management Dept. perform a field inspection to determine if burndown have been properly installed on the site.
- All signs will be reviewed for compliance with the applicable regulations at the time the building permit is issued.
- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land users, and to minimize nuisance dust, noise and air pollution. Barriercuts shall be used on site to preserve the vegetation to be used for this purpose.

NOTE:  
Required turn lanes to be constructed with Phase 4







SCALE:  $3/16" = 1'-0"$




SCALE: 3/16" = 1'-0"


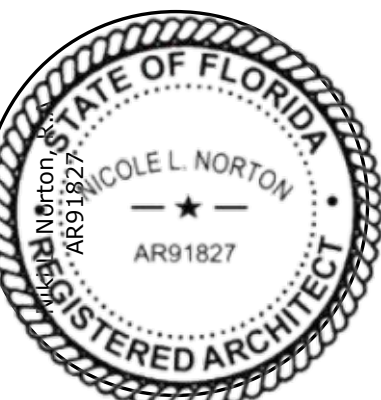
## First Floor Plan



Page 10



SCALE: 3/16" = 1'-0"

The logo for n2arch, featuring a large, stylized 'n2' in white on a black background, with the word 'arch' in a smaller, white, sans-serif font to its right.

This item has been electronically signed and sealed by NICOLE NORTON, RA, LEED AP using a Digital Signature and Date. Printed Copies are not considered signed and sealed and the signature must be verified on any electronic copies.

**Port Cove**  
NW Dixie Highway  
Jensen Beach, FL 349  
Brad Stanis, OKSJNI  
(954) 592-4426

Rev. #	Date
1	-
2	18-Nov-2021 Development Review Comment
Project Number	19-0511
Status	Site Submittal
Issue date	18-Nov-2021
Sheet	A2 2

## A2.2

## Second Floor Plan



GENERAL NOTES

1. All exterior windows and doors shall be hurricane impact resistant.  
2. All roofing & exterior colors to be approved neutrals.



1 - FRONT ELEVATION (UNIT COUNT VARIES, RE: SITE PLAN)

SCALE: 3/16" = 1'-0"

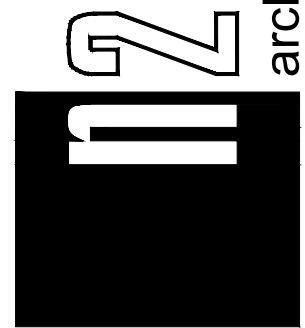


2 - REAR ELEVATIONS (UNIT COUNT VARIES, RE: SITE PLAN)

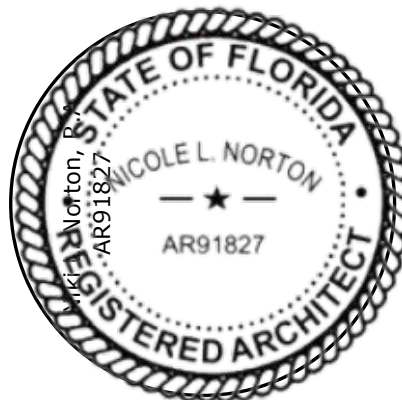
SCALE: 3/16" = 1'-0"

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Port Cove  
NW Dixie Highway  
Jensen Beach, FL 34957  
Brad Stanis, OKSJN Jensen, LLC  
(954) 592-4426

Rev. #	Date
1	09-Jul-2019
2	18-Nov-2021

Project Number	19-0511
Status	Site Submittal
Issue date	18-Nov-2021
Sheet	A3.1

Exterior Elevations



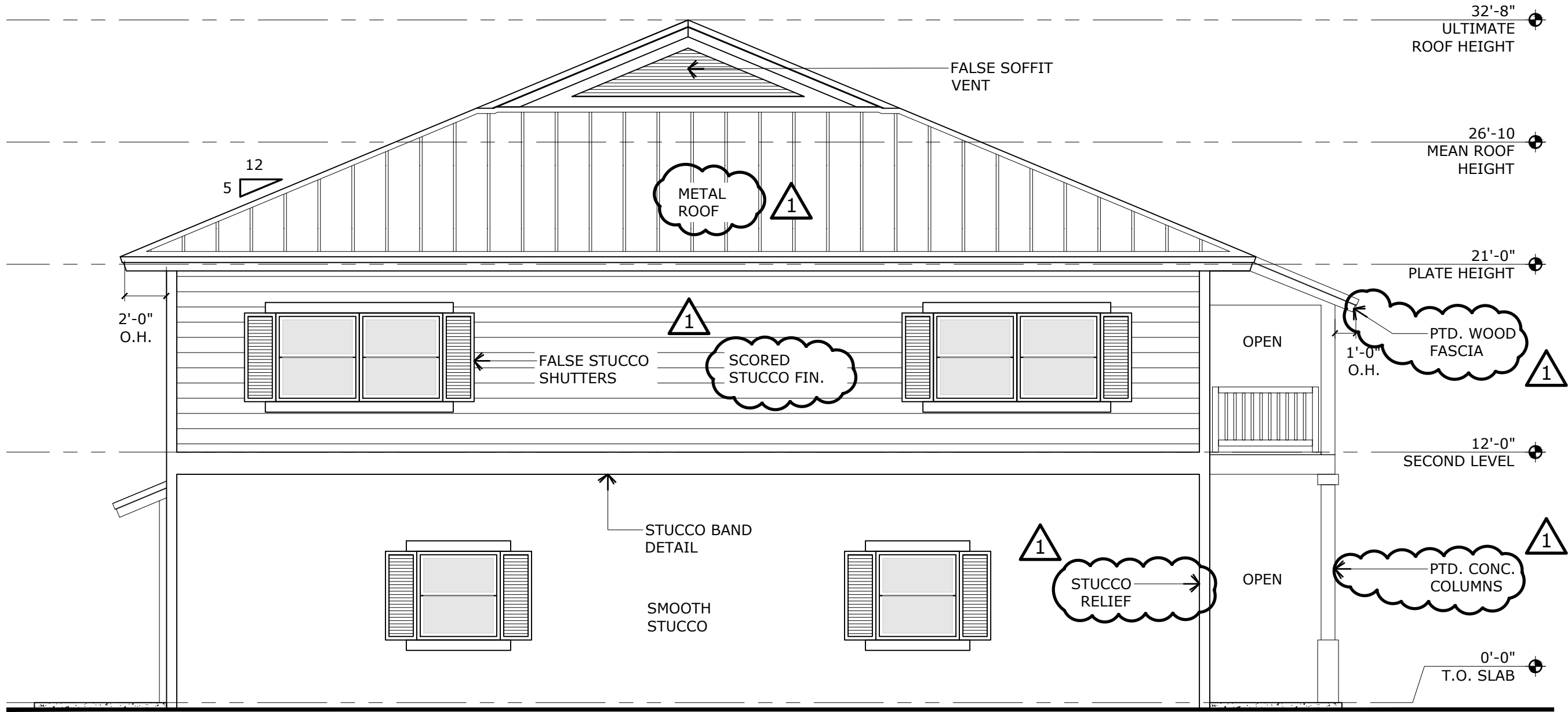
GENERAL NOTES

1.

All exterior windows and doors shall be hurricane impact resistant.

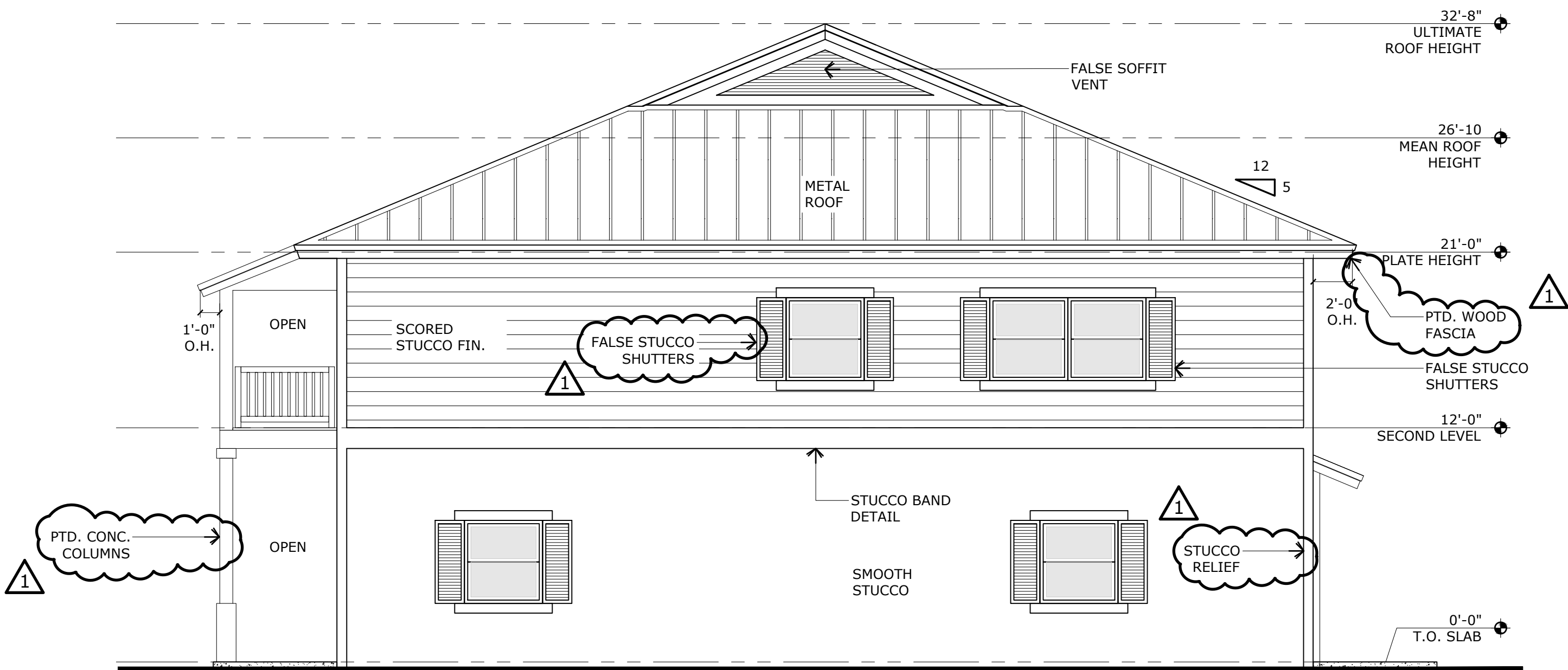
2.

All roofing & exterior colors to be approved neutrals.



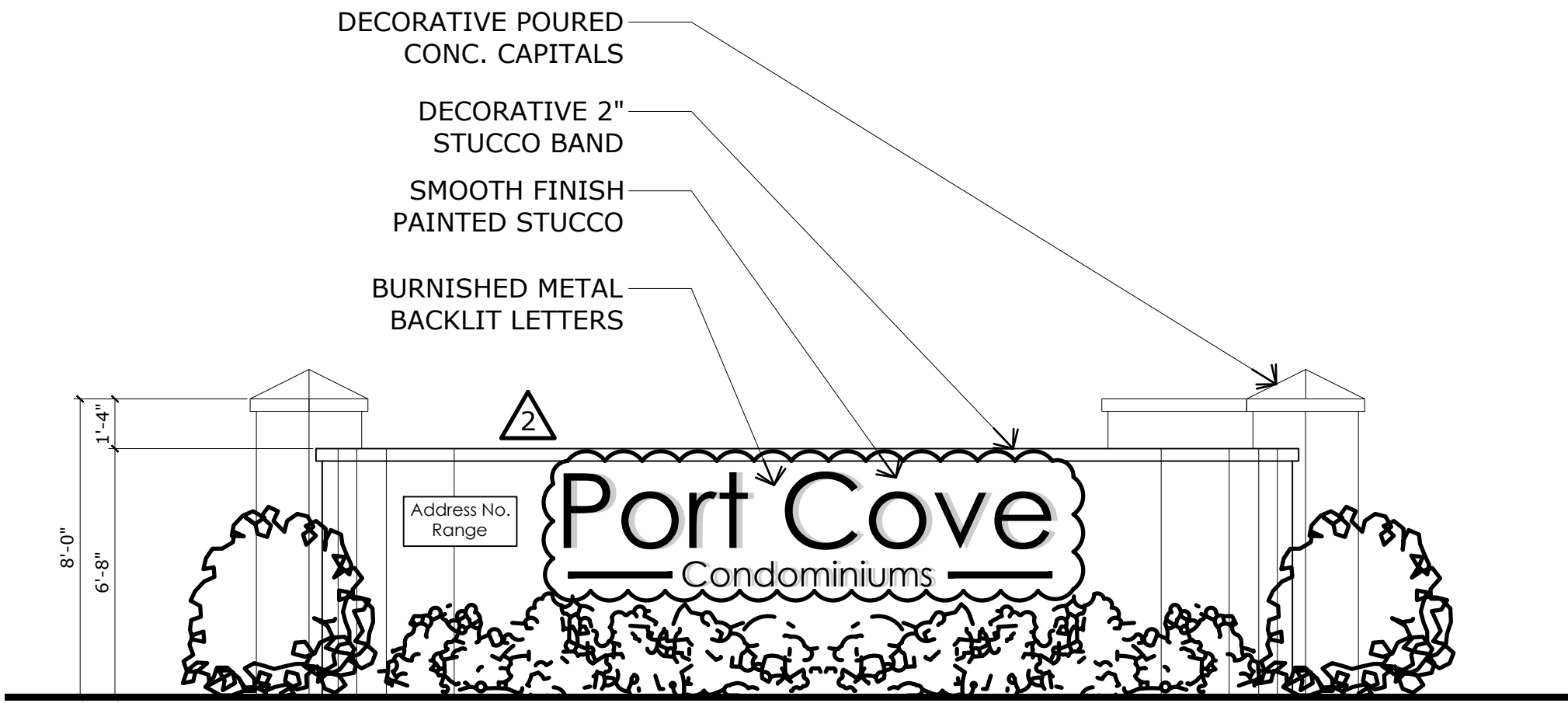
1 - TYPICAL SIDE ELEVATION

SCALE: 3/16" = 1'-0"



2 - TYPICAL SIDE ELEVATION

SCALE: 3/16" = 1'-0"

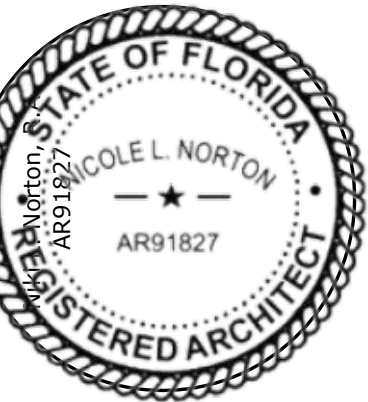
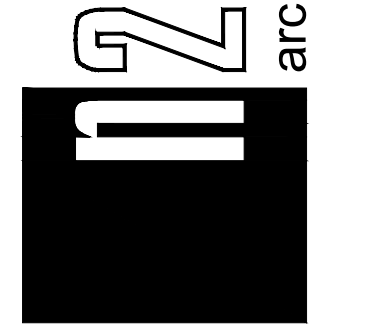


3 - MONUMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0"

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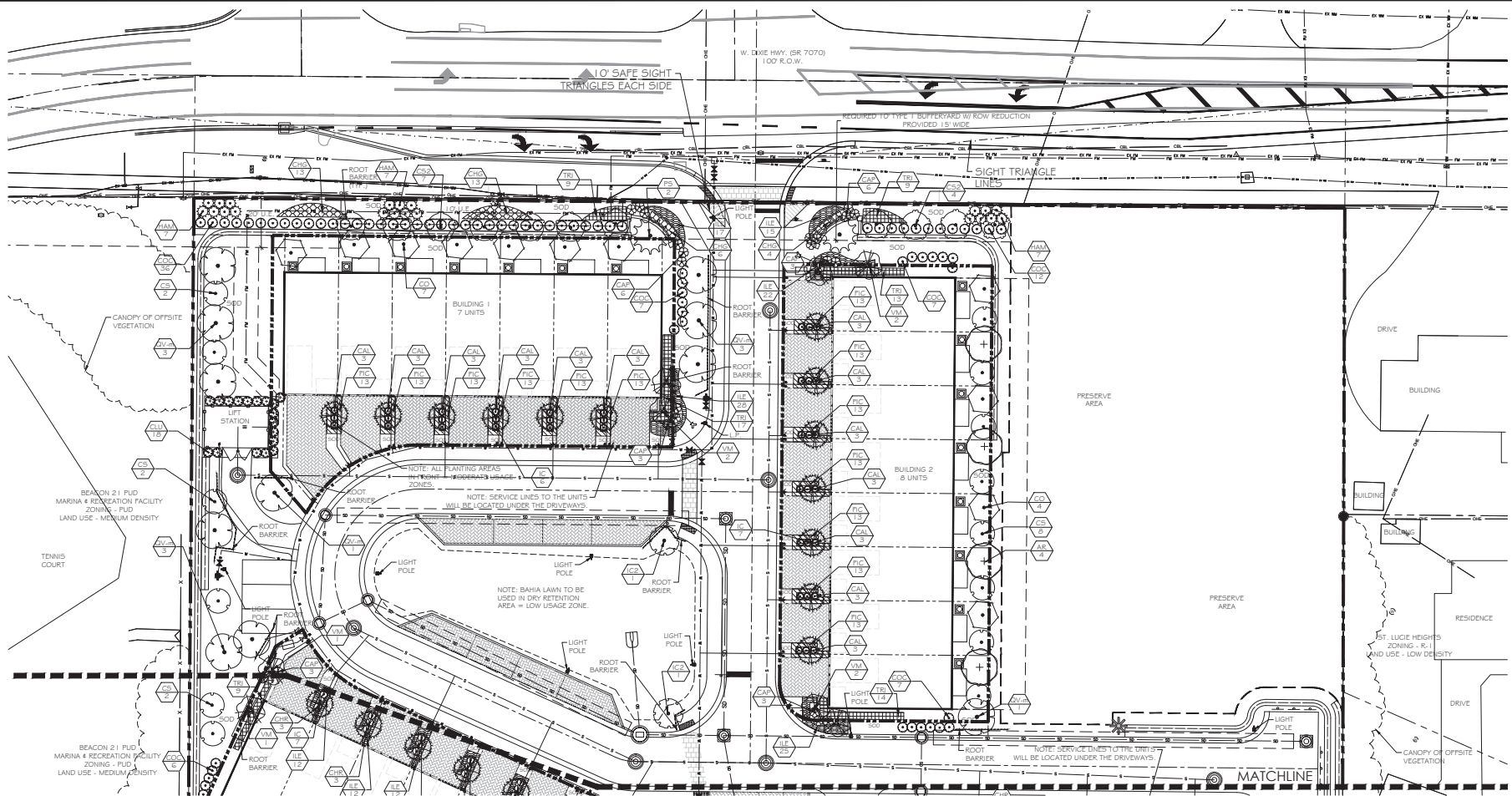
Port Cove  
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Rev. #	Date
1	09-Jul-2019
2	18-Nov-2021

Project Number	19-0511
Status	Site Submittal
Issue date	18-Nov-2021
Sheet	A3.2

Exterior Elevations





LANDSCAPE REQUIREMENT CHART

LOCATION/ AREA/ CRITERIA	CODE REQUIREMENT	REQUIRED	PROVIDED
REQUIRED LANDSCAPE AREA: (125,755 SF DEV. AREA)	20% OF TOTAL DEVELOPED AREA	25,151 SF	78,537 SF
NUMBER OF TREES PROTECTED IN DEVELOPMENT AREA AND PERIMETER	N/A	N/A	0 TREES
SITE AREA TREES: (125,755 SF DEV. AREA)	1 TREE PER 1,000 SF OF TOTAL DEVELOPED AREA	126 TREES	126 TREES • 14 RED MAPLE • 2 GUMBO LIMBO • 54 SILVER BUTTWOOD • 11 ORANGE GEIGER • 37 DAHOON HOLLY • 2 WILD DATE PALMS(2:1) • 14 MONTGOMERY PALMS(2:1)
NORTH PROPERTY LINE: (10' TYPE 1 BUFFER/ YARD 324 LF ALONG NW DIXIE HWY (3,240 SF))	1 TREE PER 300 SF & 10 SHRUBS PER 300 SF	11 TREES & 110 SHRUBS	13 TREES • 11 SILVER BUTTWOOD • 2 SYLVESTER DATE PALMS • 13 SHRUBS • 48 CLUSIA • 18 DWARF FIREBUSH • 6 QUEEN EMMA CRINUM • 21 FIREBUSH • 30 WAX JASMINE
VUA PLANTING AREA: (22,760 SF VUA AREA)	• 500 SF OF PLANTING AREA PER 5,000 SF OF VUA AREA • (2) 3" SHADE TREES FOR EACH 500 SF PLANTING AREA	• 2,276 SF OF PLANTING AREA • (110) 3" SHADE TREES	• 3,226 SF OF PLANTING AREA • (10) 3" SHADE TREES • 7 LIVE OAKS • 1 SILVER BUTTWOOD • 2 DAHOON HOLLY

LANDSCAPE REQUIREMENT CHART CONTINUED

LOCATION/ AREA/ CRITERIA	CODE REQUIREMENT	REQUIRED	PROVIDED
FLORIDA NATIVE PLANT SPECIES	75% NATIVE TREES 75% NATIVE SHRUBS	99 NATIVE TREES 664 SHRUBS	123 NATIVE TREES OF 131 (94%) • 14 RED MAPLE • 2 GUMBO LIMBO • 45 SILVER BUTTWOOD • 11 ORANGE GEIGER • 37 DAHOON HOLLY • 14 LIVE OAKS 664 SHRUBS OF 685 (77%) • 39 AMERICAN BEAUTYBERRY • 55 RED TIP COCOPLUM • 68 SEAGRAPE • 30 JAMAICA CAPER • 21 FIREBUSH • 114 DWARF PAXAHATCHEE • 301 DWARF YAUPOIN HOLLY • 36 GREEN COCOPLUM
SERVICE AREA SCREENING	SCREENING	• DUMPSTER SCREENING • A/C UNITS SCREENING • LIFT STATION SCREENING	• WALL AND CLUSIA HEDGE • SEAGRAPE HEDGE • FENCE AND CLUSIA HEDGE
SOD AREAS	N/A	N/A	• ST. AUGUSTINE - 20,009 SF • BAHIA SOD - 7,806 SF

## EXISTING TREE MITIGATION:

Required: 27 total replacement tree credits, see Sheet TD.1.  
Provided: 26 total replacement tree credits...  
(14 Live Oak @ 3' Cal. = 26 credits)

## NOTE:

The property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance.

LANDSCAPE TABLE

NET ACREAGE:	4.8448 AC @ 2.11 2400 SF
ACREAGE OF DEVELOPMENT:	4.8448 AC @ 2.11 2400 SF
PRESERVATION AREAS:	SAND PINE SCRUB: 6.1 AC @ 26,731 SF MISC HAMMOCK: 5.6 AC @ 24,403 SF MANGROVE SWAMP: 17 AC @ 7405 SF MISC FLATWOOD: 6.1 AC @ 26,746 SF
# OF TREES & CLUSTERS TO BE PROTECTED IN DEVELOPED AREA:	0
# OF TREES & CLUSTERS TO BE PROTECTED IN PERIMETER AREAS:	0 (The only trees being protected are within preserve areas or off-site)
SQUARE FOOTAGE OF VEHICULAR USE AREA (VUA):	22,760 SF

## POINTS / DESIGN OPTIONS

1	UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIL SENSOR OVERSIDE DEVICE
2	PLAN SUBMITTED WITH LOW, MODERATE AND HIGH WATER USAGE ZONES
3	25% TO 50% OF THE GRASS AREA ARE MADE UP OF DROUGHT-TOLERANT GRASS SPECIES FROM THE LIST
10	51% OF MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST
10	UTILIZATION OF COMPACTED MULCH PLANTING BEDS AT LEAST 3" IN DEPTH IN ALL PLANTED AREAS EXCEPT GROUNDCOVERS
5	UTILIZATION OF MULCH
5	50 TOTAL POINTS

Amount and Size and Age of trees and shrubs must be noted on the plan.  
Sunshine811.com

Revisions:  
06/06/22: Rev. per comments

PORT COVE  
Martin County, Florida



BRYAN ROBERT DONAHUE, PLA  
LICENSE # LA6667130



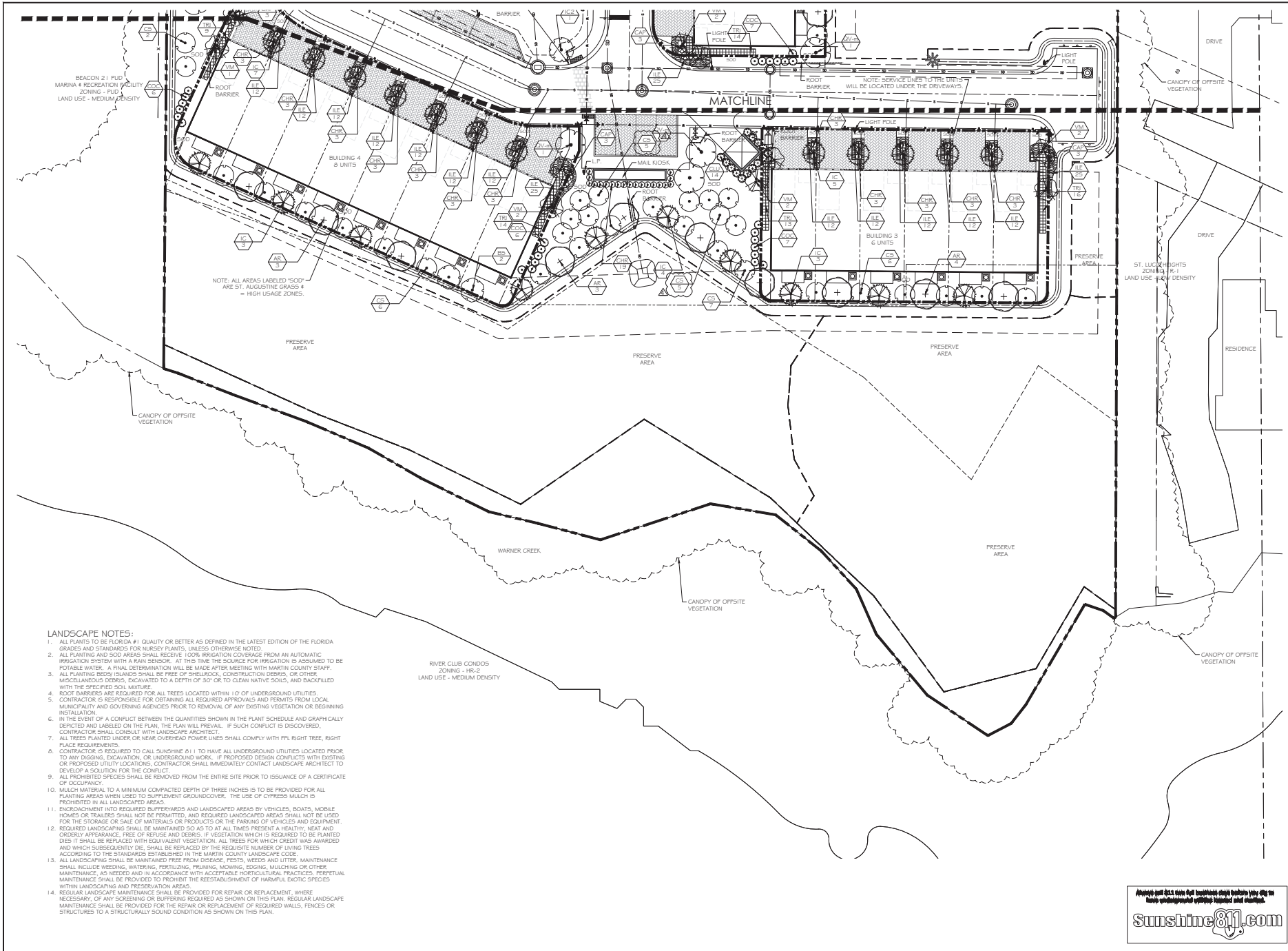
SCALE: 1" = 20'-0"

Drawn By: SMT  
Drawing #: 1022  
Date: 10/12/2021

LANDSCAPE  
PLAN

SHEET # LP.1



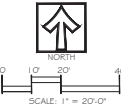


Revisions:


**PORT COVE**  
 Martin County, Florida



BRYAN ROBERT DONAHUE, PLA  
 LICENSE # LA6657130



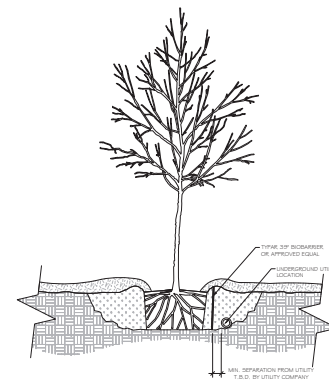
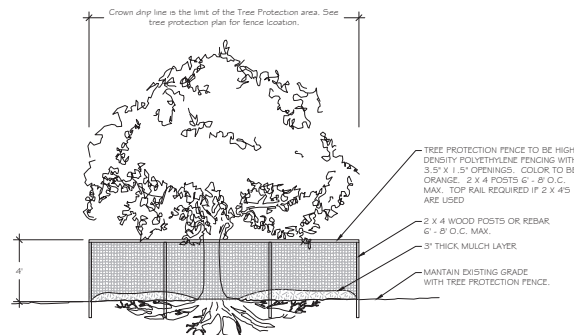
Drawn By: SMT  
 Drawing #: 1022  
 Date: 10/12/2021

**LANDSCAPE PLAN**

SHEET # LP.2

Always call 811 prior to all business site work. You are to have underground utilities located and marked.  
**Sunshine811.com**

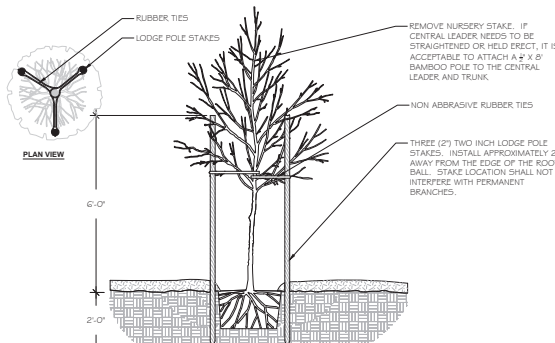



$$1/2^* = 1'-0'$$

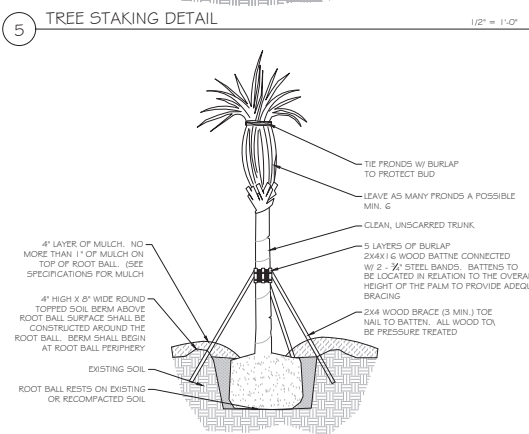
- NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
  2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

SCALE : 1/4" = 1'-0"

- NOTES:  
1. KEEP OUT OF TREE PROTECTION AREA  
2. FENCE TO BE INSTALLED ALONG DRIPLINE OF EXISTING TREES  
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL

$$1/2^* = 1'-0$$

$$3/4" = 1'-0"$$

- NOTES:  
1. SHRUB SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS  
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.


$$\frac{3}{4}^\circ = 15.0^\circ$$

- NOTES:
- 1- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
  - 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
  - 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

SCALE : 1/4" = 1'-0"

PLANT SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	QTY	REMARKS
AR	<i>Azadirachta indica</i>	Neelam	14	12" Ht. Min./ 2.5' Cal. Min.
BS	<i>Barringtonia speciosa</i>	Neelam	2	12" Ht. x 5' Sp. 2.5' Cal.
CS2	<i>Conocarpus erectus</i> 'Sensuous'	Silver Buttonwood	11	6" Ht. Min./ 2.5' Cal. Min.
CS5	<i>Conocarpus erectus</i> 'Sensuous'	Silver Buttonwood	43	12" Ht. Min./ 2' Cal. Min.
CO	<i>Cordia alliodora</i>	Orange Geiger Tree	11	12" Ht. Min./ 2' Cal. Min.
IC	<i>Ilex cassine</i>	Dahoon Holly	35	12" Ht. Min./ 2.5' Cal. Min.
IC2	<i>Ilex cassine</i>	Dahoon Holly	2	12" Ht./ 3' Cal. Min.
PS	<i>Phoenix sylvestris</i>	Wild Date Palm	2	12" CT, Matched, Continuous Trunk Damaged
QV-m	<i>Quercus virginiana</i>	Southern Live Oak	14	12" HT/ 2' Cal. Min. (1 mm Mitigation)
VM	<i>Vetiveria zizanioides</i>	Montgomery Palm	14	12" x 14" C.T., DOUBLE-TRUNK, MATCHED
SHRUBS	BOTANICAL NAME	COMMON NAME	QTY	REMARKS
AR	<i>Callicarpa americana</i>	American Beautyberry	39	24" Ht. Min./ 3 Gal. Min.
CAP	<i>Capparis cynophyllophora</i>	Jamaica Capser	30	36" Ht./ 7 Gal. Min.
CHR	<i>Chrysanthemum 'Lace'</i>	Red Top Coccinula	55	24" Ht. Min./ 3 Gal. Min.
CUU	<i>Cuscuta glabra</i>	Small Leaf Cuscuta	32	6" Ht. Min.
COC	<i>Coccoloba uvifera</i>	Sea Grape	56	24" Ht. Min./ 3 Gal. Min.
HAM	<i>Hamelia patens</i>	Fire Bush	21	24" Ht. Min./ 3 Gal. Min.
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	QTY	REMARKS
CHG	<i>Chrysanthemum 'Green'</i>	Green Coco Plum	36	24" Ht. Min./ 3 Gal. Min.
FIC	<i>Ficus microcarpa</i> 'Green Island'	Green Island Ficus	609	24" Ht. Min./ 3 Gal. Min.
IRE	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yawpon	301	24" Ht. Min./ 3 Gal. Min.
TR	<i>Tripsacum dactyloides</i> 'nana'	Dwarf Falcatidactyl Grass	114	24" Ht. Min./ 3 Gal. Min.



Revisions: \_\_\_\_\_

**PORT COVE**  
Martin County, Florida



BRYAN ROBERT DONAHUE, PLA  
LICENSE # LA6667130

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

Drawn By:	SMT
Drawing #:	1022

Date: 10/12/2021

LANDSCAPE

LANDSCAPE  
DETAILS

SHEET # LP.3



## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
OКСN Jensen, LLC	1890 S Ocean Blvd, Lantana, FL 33462

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest

(If more space is needed attach separate sheet)



## DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application <sup>1</sup> *

(If more space is needed attach separate sheet)

<sup>1</sup> Status defined as: A = Approved P = Pending D = Denied W = Withdrawn



# DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Signature]  
Signature

Abhinav Singh  
Print name

STATE OF: NEW JERSEY

COUNTY OF: MORRIS

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 10 day of DECEMBER 20 21, by

Abhinav Singh, who is personally known to me or have produced  
NJ DL as identification.

[Signature]  
Signature

(Notary Seal)

Notary Public, State of NEW JERSEY

Print Name: Silvio H. Marin

My Commission Expires: 10/24/2024





# DISCLOSURE OF INTEREST AFFIDAVIT

**Exhibit "A"**  
**(Disclosure of Interest and Affidavit) (Legal Description)**

PCN: 273741033000000402

THE FOLLOWING DESCRIBED PROPERTY LYING AND BEING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN LOTS 5 AND 6 OF THE J.T. CLEVELAND SUBDIVISION, AS RECORDED IN DEED BOOK X, AT PAGE 752, OF THE PUBLIC RECORDS OF BREVARD COUNTY (NOW MARTIN), FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID LOT 6 AND THE NORTH LINE OF SOUTH  $\frac{1}{2}$  OF THE SW  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, THENCE SOUTH 89 DEGREES 07'00" EAST ALONG SAID NORTH LINE 120.98 FEET; THENCE SOUTH 0 DEGREES 53' 00" WEST 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 707 AND THE POINT OF BEGINNING. THENCE SOUTH 89 DEGREES 07'00" EAST ALONG SAID RIGHT-OF-WAY LINE 469.65 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF ST. LUCIE RIVER HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, AT PAGE 34, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 0 DEGREES 34'50" WEST ALONG SAID WEST LINE 468.50 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE THAT BEARS SOUTH 0 DEGREES 53'00" WEST FROM THE POINT OF BEGINNING; THENCE PROCEED NORTH 0 DEGREES 53'00" EAST 350.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 211,040 SQUARE FEET / 4.8448 ACRES, MORE OR LESS



# DISCLOSURE OF INTEREST AFFIDAVIT

## Appendix

### Article 10.2.B.3. Article 10, Development Review Procedures; Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
  - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
  - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
  - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
  - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
  - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
  - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
  - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.



Public Notices

effect for up to ten (10) years and would not apply to school, city or voter approved taxes.

Shall the Board of County Commissioners of St. Lucie County be authorized, for a period not to exceed ten years, to grant pursuant to Section 3, Article VII of the State Constitution, property tax exemption incentives to new businesses and expansions of existing businesses that are expected to create new, local, full-time jobs in the County?

Yes For Authority to grant exemptions

No Against Authority to grant exemptions

2. If the proposition is approved by a majority of the electors voting at the August 23, 2022 election, the Board of County Commissioners, at its discretion, by ordinance may exempt from ad valorem taxation up to one hundred percent (100%) of the assessed value of all improvements to real property made by or for the use of a new business and of all tangible personal property of such new business, or up to one hundred percent (100%) of the assessed value of all added improvements to real property made to facilitate the expansion of an existing business and of the net increase in all tangible personal property acquired to facilitate such expansion of an existing business, provided that the improvements to real property are made or the tangible personal property is added or increased on or after the day the ordinance is adopted.

After motion and second, the vote on this resolution was as follows:

Sean Mitchell, Chair	AYE
Frannie Hutchinson, Vice Chair	AYE
Commissioner Chris Dzadovsky	AYE
Commissioner Linda Bartz	AYE
Commissioner Cathy Townsend	AYE

PASSED AND DULY ADOPTED this 5 day of April 2022.

BOARD OF COUNTY COMMISSIONERS  
ATTEST:  
ST. LUCIE COUNTY, FLORIDA

/s/ Vera Smith  
Deputy Clerk  
BY: /s/ Sean Mitchell  
Chair

APPROVED AS TO FORM AND CORRECTNESS:

BY: /s/ Daniel S. McIntyre  
County Attorney

A majority vote shall pass the referendum. The places of voting in the referendum shall be the same as in the Primary election on the same day. The polls will be open at the voting places on the date of said referendum from 7:00 A.M. until 7:00 P.M. on the same day.

All qualified electors residing within the County shall be entitled, qualified, and permitted to vote as such referendum.

BOARD OF COUNTY COMMISSIONERS  
ST. LUCIE COUNTY, FLORIDA  
/s/ Sean Mitchell, Chair

AVISO DE REFERÉNDUM  
EN EL CONDADO DE ST. LUCIE, FLORIDA, EL 23 DE AGOSTO DEL 2022

SE OTORGA AVISO POR LA PRESENTE QUE SE CELEBRARÁ UN REFERÉNDUM el día 23 de agosto del 2022, en el Condado de St. Lucie, Florida, con el propósito de determinar la pregunta establecida en la siguiente resolución:

RESOLUCIÓN NO. 22-056

UNA RESOLUCIÓN QUE MODIFICA Y REFORMULA LA RESOLUCIÓN NO. 22-016 INDICANDO QUE TENGA LUGAR UNA ELECCIÓN QUE PREVÉ LA COLOCACIÓN DE UNA PROPOSICIÓN QUE INDICA EXENCIONES DE IMPUESTOS DE AD VALOREM PARA EL DESARROLLO ECONÓMICO DEL CONDADO DE ST. LUCIE, FLORIDA, EL 23 DE AGOSTO DEL 2022, BOLETA DE ELECCIONES PRIMARIAS

CONSIDERANDO, que la Junta de Comisionados del Condado de St. Lucie, Florida, ha realizado las siguientes determinaciones:

1. Sección 196.1995, Estatutos de la Florida, establece que la Junta de Comisionados del Condado pueden celebrar un referéndum para permitir que los votantes determinen si se otorga autoridad para el desarrollo económico, exenciones fiscales de Ad Valorem a empresas nuevas y en expansión en el Condado de St. Lucie bajo la Sección 3, Artículo VII de la Constitución del Estado.

2. Los votantes del Condado autorizaron anteriormente una exención de impuestos de Ad Valorem económico en 1992, 2002 y 2012.

3. Este consejo piensa que el dirigir una elección para proporcionar la colocación de una proposición que permita la propuesta para el desarrollo económico de las exenciones de impuestos de Ad Valorem para el Condado de St. Lucie en la Boleta de Selección de Elecciones Primarias el 23 de agosto del 2022 es en el mejor interés de la salud pública, la seguridad y el bienestar de los ciudadanos del Condado de St. Lucie, Florida.

Public Notices

4. El 15 de febrero del 2022, la Junta aprobó la Resolución No. 22-016, la cual la Junta desea modificar y reformular.

AHORA, POR LO TANTO, SE RESUELVE por parte de la Junta de Comisionados del Condado de St. Lucie, Florida:

1. Por la presente, esta Junta insta al Supervisor de Elecciones que coloque en la Boleta de Elecciones Primarias a tener lugar el 23 de agosto del 2022, la siguiente proposición para ser votada por los electores del Condado de St. Lucie;

INCENTIVO DE DESARROLLO ECONÓMICO EXENCIÓN DE IMPUESTOS AD VALOREM

La Exención de Impuestos Ad Valorem le permitiría al Condado alentar el establecimiento de nuevos negocios y la expansión de los negocios existentes al otorgar una exención de los impuestos a la propiedad en el Condado de hasta el 100 por ciento únicamente del valor tasado de las mejoras y la propiedad personal para esos negocios. Cualquier exención solo permanecería vigente por hasta diez (10) años y no se aplicaría a escuelas, la ciudad ni a los impuestos aprobados por los votantes.

¿Se debe autorizar a la Junta de Comisionados del Condado de St. Lucie, por un período que no exceda los diez años, para otorgar de conformidad con la Sección 3, Artículo VII de la Constitución del Estado, exenciones de impuestos sobre la propiedad para nuevos negocios y para expansiones de negocios existentes, que se espera que creen nuevos puestos de trabajo localmente de tiempo completo en el Condado?

Si-Por autoridad de otorgar exenciones

No-Contra autoridad de otorgar exenciones

2. Si la propuesta es aprobada por la mayoría de los electores que votaran el 23 de agosto del 2022 en las elecciones, la Junta de Comisionados del Condado, a su discreción, via una ordenanza puede eximir de la tributación Ad Valorem hasta el cien por ciento (100%) del valor evaluado de todas las mejoras a las propiedades reales realizadas por o para el uso de un nuevo negocio y de todas las propiedades personales tangibles de dicho negocio, o hasta el cien por ciento (100%) del valor evaluado de todas las mejoras agregadas a bienes inmuebles realizados para facilitar la expansión de un negocio existente y del aumento neto en todas las propiedades personales tangibles adquiridas para facilitar dicha expansión de un negocio existente, siempre que se realicen las mejoras a las propiedades reales o que se agregue o aumente la propiedad personal tangible en o después del día que quede adoptada la ordenanza.

Después de la moción y segundo, la votación sobre esta resolución fue la siguiente:

Sean Mitchell, Presidente	SI
Frannie Hutchinson, Vicepresidente	SI
Comisionado Chris Dzadovsky	SI
Comisionado Linda Bartz	SI
Comisionado Cathy Townsend	SI

APROBADO y ADOPTADO DEBIDAMENTE este día 5 de abril del 2022.

CONSEJO DE COMISIONADOS DEL CONDADO  
ATESTIGUO:  
ST. LUCIE COUNTY, FLORIDA

/s/ Vera Smith  
Deputy Clerk  
POR: /s/ Sean Mitchell  
Chair

APROBADO EN CUANTO A FORMA Y CORRECCIÓN:

POR: /s/ Daniel S. McIntyre  
County Attorney

Un voto mayoritario aprobará el referéndum. Los lugares de votación para el referéndum serán los mismos lugares que los de la Elección Primaria, ese mismo día. Las urnas estarán abiertas en los lugares de votación en la fecha de dicho referéndum de 7:00 a.m. hasta las 7:00 p.m., de ese mismo día.

Todos los electores calificados que residan dentro del Condado tendrán el derecho, serán calificados y se les permitirá votar en dicho referéndum.

CONSEJO DE COMISIONADOS DEL CONDADO  
ST. LUCIE COUNTY, FLORIDA

/s/ Sean Mitchell, Chair

EDITA: July 20, 2022  
August 3, 2022

EDITOR Fort Pierce Tribune

TIPO ANUNCIO: Legal column

PRUEBA A: St. Lucie County Attorney  
Administration Building Annex  
2300 Virginia Avenue  
Ft. Pierce, FL 34982

FACTURA A: Board of County Commissioners  
Administration Building Annex  
2300 Virginia Avenue  
Ft. Pierce, FL 34982

COPIAS A: County Administrator  
Clerk of Circuit Court  
Supervisor of Elections  
Clerk's Secretary  
Publish: July 20, Aug. 3, 2022  
TCN5232394

Public Notices

NOTICE OF PUBLIC HEARINGS

Subject: Port Cove PUD (B006-008). Oksjn Jensen, LLC request for Planned Unit Development (PUD) zoning including a Master/Final site plan for the development of 29 residential townhomes and the associated infrastructure on an approximate 4.84 acre undeveloped site resulting in a residential density of 6.99 units per acre. The parcel is currently included within the Beacon 21 PUD. If the request is approved, the parcel would be removed from the Beacon 21 PUD and subject to the proposed Port Cove Planned Unit Development Zoning Agreement. Included is a request for a Certificate of Public Facilities Reservation

Location: The subject site is located on the south side of NE Dixie Highway approximately 1/2 mile west of the roundabout of NE Dixie Highway and NE Palmer Street in Rio.

Public hearing: LOCAL PLANNING AGENCY (LPA)  
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, August 4, 2022

Public hearing: BOARD OF COUNTY COMMISSIONERS (BCC)  
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, August 16, 2022

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, AICP, Deputy Growth Management Director, pwalden@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. THIS NOTICE DATED THIS 11TH DAY OF JULY 2022.

Pub July 20, 2022 TCN5334672

NOTICE OF PUBLIC HEARINGS

Subject: Three Lakes Golf Club LLC Rezoning (B115-006). Three Lakes Golf Club LLC request for rezoning from the current A-2, Agricultural District and the A-1, Small Farms District to AG-20A, General Agricultural District or the most appropriate district for an approximate 1,218-acre undeveloped parcel. Included in this application is a request for a Certificate of Public Facilities Exemption..

Location: The subject site is located on both sides of South Kanner Highway, north of and adjacent to Bridge Road, and approximately one mile west of I-95 in Stuart.

Public hearing: LOCAL PLANNING AGENCY (LPA)  
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, August 4, 2022

Public hearing: BOARD OF COUNTY COMMISSIONERS (BCC)  
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, August 16, 2022

Place: Martin County Adminis-

Public Notices

trative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

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If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, AICP, Deputy Growth Management Director, pwalden@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 8TH DAY OF JULY 2022.  
Pub July 20, 2022 TCN5331527

NOTICE OF PUBLIC HEARINGS

Subject: Palm Pike Crossing Lot 5 Phase IV Major Final Site Plan (P175-005). Palm Pike Crossing, LLC request final site plan approval for the development of a 120,600 sq. ft. three story residential storage building and the associated infrastructure on an approximate 4.2 acre undeveloped parcel. Included is a request for a Certificate of Public Facilities Reservation.

Location: The subject site is within the Palm Pike Crossing commercial subdivision located on the SW Corner of SW Martin Highway and SW High Meadow Avenue in Palm City.

Public hearing: LOCAL PLANNING AGENCY (LPA)  
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, August 4, 2022

Public hearing: BOARD OF COUNTY COMMISSIONERS (BCC)  
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, August 16, 2022

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is rep-

Public Notices

resenting a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, AICP, Deputy Growth Management Director, pwalden@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 8TH DAY OF JULY 2022.  
Pub July 20, 2022 TCN5331512

IN THE COUNTY COURT, OF THE NINETEENTH JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE COUNTY, FLORIDA

CASE NO. 2022CC001615

WYNNE BUILDING CORPORATION  
d/b/a SPANISH LAKES  
Plaintiff,

vs.

JEAN E. TOOMBS,  
if living, and if dead, all unknown parties claiming as heirs, devisees, grantees, assignees, lienors, creditors, trustees, or otherwise claiming by, through, under or against,  
JEAN E. TOOMBS,  
Defendant(s)

NOTICE OF ACTION

TO: JEAN E. TOOMBS, if living, and if dead, all unknown parties claiming as heirs, devisees, grantees, assignees, lienors, creditors, trustees, or otherwise claiming by, through, under or against,  
JEAN E. TOOMBS  
60 Las Casitas  
FT. Pierce, FL 34951

YOU ARE HEREBY NOTIFIED that a Complaint for eviction and foreclosure of landlord's lien has been filed against you pursuant to Florida Statute section 713.77, upon the following described property located in St. Lucie County, Florida:  
A Mobile Home described as Vehicle ID #T26314873A and B, Year 1983, Make TWIN, Title #20376907 and 20594537, located at 60 Las Casitas, Ft. Pierce, FL 34951;

In the above styled Court, under said above style, and that you are required to serve a copy of your response or Pleading to the Complaint upon the Plaintiff's attorney, ANDRES VELEZ, ESQ., at Wynne Building Corporation, 8000 South U.S. Highway 1, Suite 402, Port St. Lucie, FL 34952, and file the original Response or Pleading in the office of the Clerk of the Circuit Court, 201 South Indian River Drive, Fort Pierce, Florida 34954, on or before the 15th day of August, A.D. 2022. If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Complaint.

Dated at Port St. Lucie, St. Lucie County, Florida, this 6 day of July, A.D. 2022.

CLERK OF THE CIRCUIT COURT

By: /s/Lori L. Foster  
Pub Dates: 7/13, 7/20/2022  
TCN 5329266

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA  
NOTICE OF SPECIAL BOARD MEETING FOR THE PURPOSE OF CONDUCTING STUDENT DISCIPLINE HEARINGS

July 18, 2022  
The Martin County School Board hereby gives notice that it will hold a special meeting starting at 8:30 a.m. on July 27, 2022, at the Stuart Learning Center, 1050 SE 10th Street, Stuart, Florida, for the sole purpose of conducting student discipline hearings.

Any person participating in the hearings who requires special accommodations to participate in this meeting may contact the Office of the Superintendent at 772-219-1200 ext. 30222 at least 48 hours before the meeting.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SCHOOL BOARD, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.  
Publish: July 20, 2022  
TCN5329993



Public Sale

Notice is hereby given that Stor-A-Way II, Stuart, FL 34997, www.storawayministorage.com, will sell the personal property in Units: Keshawn Winn William Schabb  
An online auction will be held at Storageauctions.com, July 29th, 2022 at 8:00 pm. The proceeds will be used to pay delinquent rent and other unpaid charges.  
Publish: July 13 & 20, 2022  
TCN5331925

cars • garage sales • tickets • antiques • motorcycles  
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## **NOTICE OF PUBLIC HEARINGS**

July 14, 2022

Subject: Port Cove PUD (B006-008). Oksjn Jensen, LLC request for Planned Unit Development (PUD) zoning including a Master/Final site plan for the development of 29 residential townhomes and the associated infrastructure on an approximate 4.84 acre undeveloped site resulting in a residential density of 6.99 units per acre. The parcel is currently included within the Beacon 21 PUD. If the request is approved, the parcel would be removed from the Beacon 21 PUD and subject to the proposed Port Cove Planned Unit Development Zoning Agreement. Included is a request for a Certificate of Public Facilities Reservation

Location: The subject site is located on the south side of NE Dixie Highway approximately 1/2 mile west of the roundabout of NE Dixie Highway and NE Palmer Street in Rio.

Dear Neighbor,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of PUD zoning agreement with Master/ final Site Plan approval request as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Public hearing: LOCAL PLANNING AGENCY (LPA)  
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on August 4, 2022

Public hearing: BOARD OF COUNTY COMMISSIONERS (BCC)  
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, August 16, 2022

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify



to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website [www.martin.fl.us](http://www.martin.fl.us). Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Matt Stahley, Principal Planner, (e-mail: [mstahley@martin.fl.us](mailto:mstahley@martin.fl.us)) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. 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).

Sincerely,

*(applicant's name)*

Attachment: Location Map



**NOTICE OF DEVELOPMENT APPLICATION  
PORT COVE PUD  
PROJECT # B006-008**


**FOR MORE INFORMATION CONTACT  
MARTIN COUNTY AT 772-288-5400**



## SIGN POSTING AFFIDAVIT

Before me personally appeared Brian Terry, who being duly sworn, deposes and states the following:

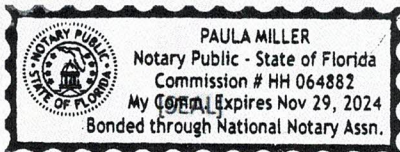
The property subject to the Port Cove PUD project, Application No. DEV2022010007 has been posted with a Public Notice Sign in accordance with the requirements of the County's Land Development Code.

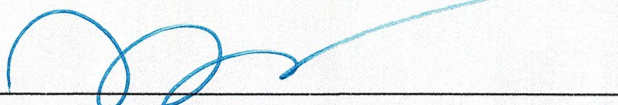
  
Signature

SWORN TO AND SUBSCRIBED before me this 16 day of February 2022, by  
Brian Terry, who personally appeared before me and who did not take an oath.  
Print Name

☒ Personally Known; OR

☐ Produced Identification – Type of Identification Produced: \_\_\_\_\_



  
Notary Public Signature

Print Name: Paula Miller  
Commission Number: HH 064882



# MARTIN COUNTY, FLORIDA

## INTER-OFFICE MEMORANDUM

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2401 SE Monterey Road, Stuart, Florida 34996

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**TO:** Honorable Members of the Local Planning  
Agency

**DATE:** 07/29/2022

**FROM:** Peter Walden, Deputy Growth Management  
Director

**REF:** NPH-5

**SUBJECT:** Port Cove PUD (B006-008) (Quasi-Judicial)

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This item is being amended to include the staff report.

PW/cl

Attachment





# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## **A. Application Information**

### **PORT COVE PUD PUD MASTER AND FINAL SITE PLAN**

Applicant:	Oskjn Jensen LLC
Property Owner:	Oskjn Jensen LLC
Agent for the Applicant:	Insite Studio, Brian Terry
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	B006-008
Application Type and Number:	DEV2021
Report Number:	2022_0728_B006-008_Staff_Report_Final
Application Received:	02/04/2022
Transmitted:	02/04/2022
Staff Report:	03/07/2022
Resubmittal Received:	06/10/2022
Transmitted:	06/10/2022
Date of Report:	07/28/2022

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## **B. Project description and analysis**

Request Oskjn Jensen, LLC for a Planned Unit Development Zoning Agreement (PUD) including a Master/Final site plan approval. The development includes 29 residential townhomes units on the approximate 4.84 acre parcel resulting in a residential density of 6.99 units per acre. The site is located on the south side of NE Dixie Highway about 1.2 mile from NE Palmer Street in Rio. Included with this application is a request for a Certificate of Public Facilities Reservation.

The subject property has a zoning designation of PUD and a future land use designation of Medium density. The parcel fronts Warner Creek and has St. Lucie River access. There is a 75 foot shoreline protection zone along the water and the site contains rare and unique habitat as well.

The site received prior approval of a master site plan for the construction of 32 residential units in 2007. That application was proposed as Phase 3B of the Beacon 21 PUD. The Beacon 21 PUD was established



in the late 1970's but Phase 3B was never built. The current application proposes to create a new PUD zoning agreement for just the 7 acres related to the master/final site plan proposing the 29 townhome units.

The property is in the Primary Urban Services Boundary and utilities are provided by Martin County Utilities.

### **C. Staff recommendation**

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

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	Comply
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Peter Walden	219-4923	N/A
H	Community Redevelopment	Peter Walden	219-4923	N/A
I	Property Management	Ellen McArthur	221-1334	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	288-4858	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	419-5396	Comply
P	Emergency Management	Sally Waite	285-2298	Comply
Q	ADA	Stephanie Piche	288-4858	Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	Comply
S	County Attorney	Krista Storey	288-5923	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

### **D. Review Board action**

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.



### E. Location and site information

Parcel number(s) and address:

Existing Zoning:

PUD, Planned Unit Development, Rio CRA

Future land use:

Medium Density

Commission district:

1

Planning area:

Rio

### Location Map



### Aerial

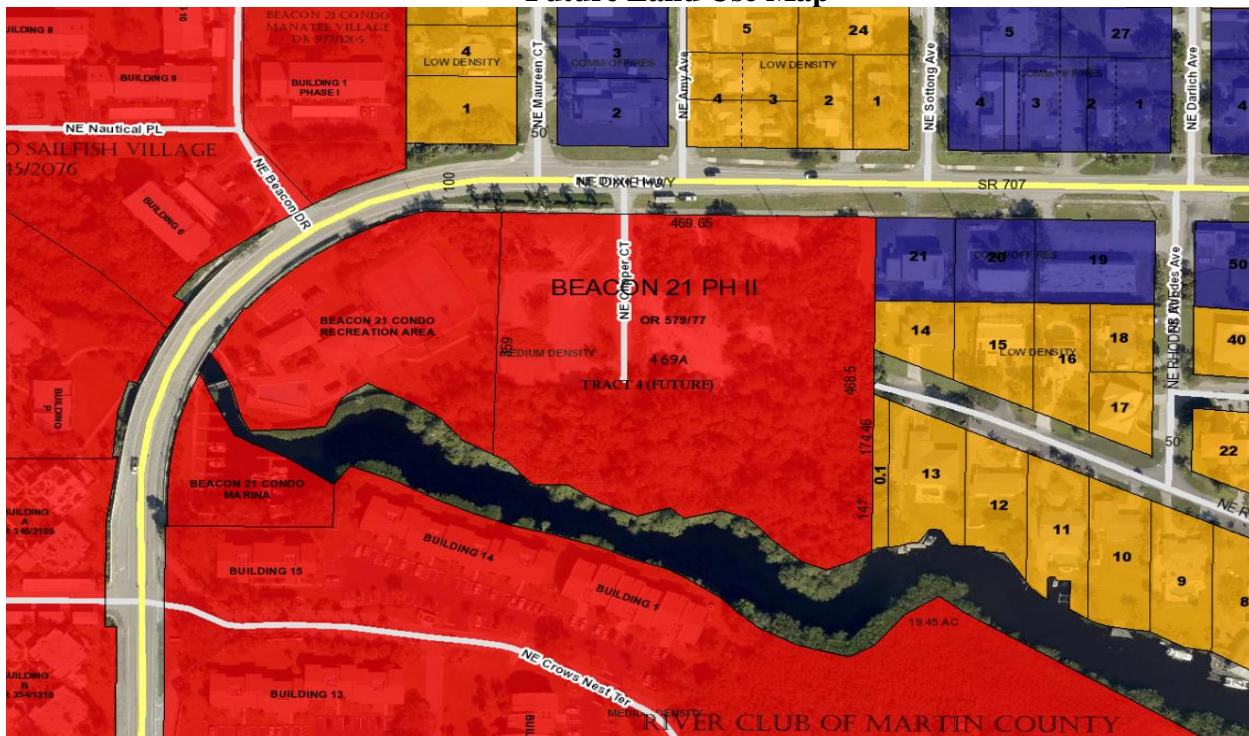




## Proposed Development Overlay



## Future Land Use Map



Adjacent land uses:



North: NE Dixie Highway  
East: COR and Low Density

South: Warner Creek then Medium Density  
West: Medium Density

***F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department***

**Policy 4.1E.6. PUD**

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

***Policy 4.13A.7. Residential development.***

The FLUM allocates urban residential density based on population trends; housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential environments, it also preserves unique land and water resources and plans for fiscal conservancy.

***Policy 4.1E.8 Public Benefits.*** Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer, and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

**The applicant has proposed the following public benefits;**

Martin County Utilities, as a PUD public benefit is requesting construction of approximately 2,200' of 4" sewer force main.

**Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application.

***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***



### **Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and, pursuant to the analysis provided in Section B of this report, finds this application in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

### **Information #1:**

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. [Section 4.3.7., LDR, MCC]

### **Information #3:**

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction of infrastructure to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.1., 5.32

## ***H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department***

The proposed development complies with the CRA requirements.

## ***I. Determination of compliance with the property management requirements – Engineering Department***

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

## ***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

## **Environmental**

### **Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.



## Landscaping

### Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 3, Division 6 – Section 3.2646 – Rio Community Redevelopment Area. [2004]. The applicant has proposed construction of a 29 townhome development that comprises Phase 4 of the Beacon 21 P.U.D.

The applicant has submitted landscape plans that provide for planting 147 trees to document compliance with Section 3.264.I.3.a., Land Development Regulations, Martin County, Fla. (2004). Pursuant to this regulation a minimum of 1 tree shall be established for each 1000 sq. ft. of the total development area. The total site is 125,755 sq. ft. which requires the planting of 126 trees.

The landscaping on SR 707 is required to include native and non-native trees with a minimum height of 16 feet, with a four-foot clear trunk, and three-inch dbh at the time of planting, planted at a maximum of 30-foot intervals. These trees have been provided on the plans.

To provide for long-term sustainability of trees planted in the unit front green space islands, service lines to the units will be located under the driveways. This requirement is noted on the landscape plans and shall be re-enforced at the pre-con meeting so future contractors will be aware of this requirement.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

### ***K. Determination of compliance with transportation requirements - Engineering Department***

### Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

### Compliance with Adequate Public Facilities Ordinance:



This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility) (Article 5, Division 1, Section 5.3).

***L. Determination of compliance with county surveyor - Engineering Department***

N/A

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. Therefore, The Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR §10.1.F

***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department***

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and only fill will be brought onto the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant proposes a stormwater system consisting of interconnected inlets, culverts, exfiltration and dry detention on site. The applicant has demonstrated the proposed development will retain the 25- year, 3-day storm event prior to discharging into Warner Creek. The applicant demonstrated the water quality volume is being met in the proposed prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: The proposed finish floor elevation is 18.20-feet NAVD, which is higher than the 100 year, 3 day zero discharge storm stage of 18.17-feet NAVD and also higher than one foot above the base flood elevation of 6-feet NAVD; therefore, the applicant demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19- Roadway Design: The applicant proposes to construct right and left turn lanes within the NE Dixie Highway right-of-way. The applicant is proposing to construct, mill and resurface, and stripe



the pavement for NE Dixie highway in compliance with Division 19. Staff finds this application in compliance with Division 19.

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

1. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

Post Approval Condition for Port Cove:

The limits of all lots and tracts (preserve, stormwater, common area, ROW, easements, etc.) shall be clearly delineated on the Master/Final Site Plan and Construction Plans to include sufficient information for the review and approval of the eventual plat. Provide annotations for the geometry (bearings, distances, curve data, etc.) along all proposed lot and tract boundaries, unless the boundary is parallel or concentric to an annotated lot/tract line.

#### ***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

##### **Addressing**

##### **Findings of Compliance**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

##### **Electronic File Submittal**

##### **Findings of Compliance**

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

#### ***O. Determination of compliance with utilities requirements - Utilities Department***

##### **Water and Wastewater Service**

##### **Findings of Compliance:**



This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

### **Wellfield and Groundwater Protection**

#### **Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

#### ***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

### **Fire Prevention**

#### ***Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department***

#### **Findings of Compliance:**

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

#### ***R. Determination of compliance with Martin County Health Department and Martin County School Board***

An updated school concurrency evaluation will be provided prior to Board meetings.

## **Martin County School District CIP School Concurrency Determination**

**Project: Beacon 21**

**Date Received: 2/25/2-**

**Project #: B006-006**

**Owner/Applicant: Brian Terry**

**Location: NE Dixie Hwy. at Intersection NE Amy Ave., Rio Community**

**Planned Project Units: 28 Project Unit Yield by Type of School**

School Type	Rate	Students
Elementary:	.100	3



Middle School:	.056	1
High School:	.073	2
<b>SGR =</b>	<b>.229</b>	<b>6</b>

## Service Area Analysis

CSA	LOS	3 YR Added Capacity	Total LOS Capacity	Current Student Enrollment	Projects w/Reserved Capacity	This Project Demand	TOTAL Demand	Available Capacity
North Zone - Elementary (Felix A. Williams, Jensen Beach)	1379	0	1379	1203	71	3	1277	102
Stuart Zone – Middle (Stuart Middle)	1323	0	1303	875	60	1	936	367
North Zone – High (Jensen Beach High)	1914	0	1914	1485	48	2	1535	379

**Concurrency Availability:** Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity *does exist* at all grade levels to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

**School Capacity:** This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity *shall* be reserved for the above referenced project upon receipt of a final approval from the Martin County Growth Management Department. This concurrency reservation shall expire **three (3)** years from the date of issuance of this concurrency determination.

**Comments:** This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units.

**Letter of No Objection w/Conditions:** At this time we can provide a **letter of no objection** with the following conditions:

1. No conditions

**School District Contact:** Kimberly Everman

**Date Issued:** 3/11/20

**Telephone:** 772- 219-1200, Ext. 30220

**E-Mail:** [evermak@martin.k12.fl.us](mailto:evermak@martin.k12.fl.us)

### ***S. Determination of compliance with legal requirements - County Attorney's Office***

Review Ongoing

### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider - Martin County



Findings –positive evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Service provider - Martin County

Findings –positive evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings –in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings –pending evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings –in place

Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)

Findings –pending evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings –in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings –positive evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

#### ***U. Post-approval requirements***

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

#### **Item #1:**



Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

**Item #2:**

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

**Item #3:**

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

**Item #4:**

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

**Item #5:**

One (1) copy 24" x 36" of the approved master and final site plans. (rolled)

**Item #6:**

One (1) Copy 24" x 36" of the Construction drawings. (rolled)

**Item #7:**

One (1) digital copy of master and final site plan in AutoCAD 2010 - 2018 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #8:**

Original and one (1) copy of the executed approved PUD zoning agreement.

**Item #9:**

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida. (rolled)

**Item #10:**

The applicant has submitted the information for a draft Water and Wastewater Service Agreement as requested. The applicant must execute the Agreement and pay the resultant fees within sixty (60) days of



final Martin County approval of the request. [ref. Code, LDR, s.5.32.D.1, 2.(a)(b) and (c)Code, LDR, Art.5, Div.2]

**Item #11:**

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #12:**

Two (2) originals of the Cost Estimate, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #13:**

An Original of the construction schedule.

**Item #14:**

Include one (1) blank flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

## ***V. Local, State, and Federal Permits***

All permits will be required before the commencement of any construction.

## ***W. Fees***

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800.00	\$13,800.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified on the post approval checklist.

\*\*\* To be paid at time of building permit issuance

## ***X. General application information***

Applicant: Oskjn Jensen LLC  
1890 South Ocean Boulevard  
Lantana, FL 33462

Agent: Insite Studio



Brian Terry  
8144 Okeechobee Boulevard, Suite A  
West Palm Beach  
561-249-0940

Engineer: Caulfield & Wheeler, Inc.  
David Lindley/Ryan Wheeler  
410 SE Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

## **Y. Acronyms**

ADA..... Americans with Disability Act  
AHJ ..... Authority Having Jurisdiction  
ARDP ..... Active Residential Development Preference  
BCC..... Board of County Commissioners  
CGMP ..... Comprehensive Growth Management Plan  
CIE ..... Capital Improvements Element  
CIP ..... Capital Improvements Plan  
FACBC ..... Florida Accessibility Code for Building Construction  
FDEP..... Florida Department of Environmental Protection  
FDOT ..... Florida Department of Transportation  
LDR..... Land Development Regulations  
LPA ..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD..... South Florida Water Management District  
W/WWSA .... Water/Waste Water Service Agreement

## **Z. Attachments**