



# Board of County Commissioners

2401 SE Monterey Road  
Stuart, Florida 34996

## Agenda Item Summary

DPQJ-1  
COUNTY  
EXHIBIT # 1

File ID: 20-0816

DPQJ-1

Meeting Date: 8/11/2020

**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**REQUEST FOR REVISED MASTER/FINAL SITE PLAN APPROVAL FOR THE RESERVE AT JENSEN BEACH (S185-012)**

**EXECUTIVE SUMMARY:**

Jensen CAP Investments, LLC, requests approval for a revised master/final site plan for the development of 197 multi-family residential apartments on an approximate 23-acre site located on the east side of NE Savannah Road between NE Coy Senda and NE Business Park Place in Jensen Beach. Included is a request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

**PREPARED BY:** Name: Peter Walden, AICP  
Title: Principal Planner

**REQUESTED BY:** Lucido and Associates, Morris A. Crady, AICP

**PRESET:**

**PROCEDURES:** Quasi-Judicial

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY FL  
Date 8/11/2020  
CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
By [Signature] D.C.

**BACKGROUND/RELATED STRATEGIC GOAL:**

This is an application for a residential, major development revised master/final site plan. The applicant is proposing the development of multi-family residential apartments consisting of 197 units within nine, 3-story buildings, including a clubhouse/pool amenity, supporting infrastructure, and upland preserve on approximately 23 acres, resulting in a total gross residential density of 8.56 units per acre. The subject site is located on the east side of NE Savannah Road between NE Coy Senda and NE Business Park Place in Jensen Beach. The project spans an area between NE Savannah Road on the west and the FEC Railroad right-of-way on the east, includes a portion of Warner Creek, is primarily undeveloped, and contains rare and unique upland habitat.

A master site plan was approved for the site for a multi-family development of apartments on October 23, 2012, via Resolution # 12-10.27. No application was submitted for a final site plan approval and the project did not build-out. The master site plan approval timetable was extended by multiple applicable State extensions and currently requires a final site plan approval by April 24, 2021.

The project site has a split future land use designation and corresponding split zoning classification. The two parcels with frontage on NE Savannah Road have a Commercial Office/Residential (COR) future land use designation and have a COR-2, Commercial Office/Residential zoning classification.

The rear parcel that abuts the FEC railway right-of-way has a Medium Density Residential future land use designation and has a RM-8, Medium Density Residential District zoning classification. The project has demonstrated compliance with the development standards for each respective zoning district and future land use category.

As part of the development approval, the applicant has agreed to fund the construction of a four-way roundabout at the intersection of NE Savannah Road and NE Coy Senda with a contribution in addition to the required transportation impact fees which are due. In turn, the Board is asked to accept the contribution and the impact fees through a Budget Resolution and commit to the construction of a roundabout through a Capital Improvement Plan (CIP) sheet. The contribution plus the required transportation impact fees will be due within sixty (60) days of approval of the revised master/final site plan.

Pursuant to Sec. 10.5.F.9 a review of this application was not necessary by the Local Planning Agency.

The following supporting materials are attached to this item:

Staff Report

Resolution to Approve

Exhibit A Legal Description

Exhibit B Revised Master/Final Site Plan

Exhibit C PAMP

Application Materials Excerpt

Approved Master Plan

Resubmittal Excerpt

Construction Plans

Landscape Plans

Building Elevations

Roundabout CIP Sheet

CIP Budget Resolution

Roundabout Construction Plans

Survey

Revised Ownership Documents Including Disclosure of Interest

Sign Affidavit

Resolution to Deny

### **ISSUES:**

There are no unresolved issues related to this application.

### **LEGAL SUFFICIENCY REVIEW:**

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

### **RECOMMENDED ACTION:**

## RECOMMENDATION

Move that the Board receive and file the agenda item and its attachments including the staff report as exhibit one.

Move that the Board approve the request for revised master/final site plan for the Reserve at Jensen Beach.

Move that the Board approve a Budget Resolution and CIP Sheet accepting and committing the contribution plus the required transportation impact fees to fund the construction of a roundabout at the intersection of SE Savannah Road and NE Coy Senda.

## ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the agenda item to a date certain.

## FISCAL IMPACT:

## RECOMMENDATION

The applicant has paid the \$12,000.00 application fees and the \$290.00 Completeness fee.

Funding Source	County Funds	Non-County Funds
Subtotal		
Project Total		

## ALTERNATIVE RECOMMENDATIONS

None

## DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment   ☐ Chair Letter   ☐ Contract / Agreement  
☐ Grant / Application   ☐ Notice   ☐ Ordinance   ☒ Resolution  
☒ Other: CIP Sheet and Resolution

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# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### ***A. Application Information***

#### **THE RESERVE AT JENSEN BEACH (F/K/A SAVANNAH APARTMENTS) REVISED MASTER/FINAL SITE PLAN**

Applicant:	Jensen CAP Investments, LLC
Property Owner:	Jensen CAP Investments, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	S185-012
Record Number:	DEV2018080017
Report Number:	2020_0630_S185-012_Staff_Final.docx
Application Received:	09/20/2018
Transmitted:	09/25/2018
Staff Report Issued:	11/21/2018
Joint Workshop:	12/06/2018
Resubmittal Received:	06/19/2019
Transmitted:	06/20/2019
Staff Report Issued:	08/19/2019
Joint Workshop:	08/29/2019
Resubmittal Received:	12/11/2019
Transmitted:	12/11/2019
Date of Report:	02/18/2020
Resubmittal Received:	04/02/2020
Transmitted:	04/02/2020
Date Of Report:	06/30/2020

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

This is an application for a residential, major development, master/final site plan. The applicant is proposing the development of multi-family residential apartments consisting of 197 units within nine, 3-story buildings, including a clubhouse/pool amenity, supporting infrastructure, and upland preserve on approximately 23 acres, resulting in a total gross residential density of 8.56 units per acre. The subject site consists of three parcels located on the east side of NE Savannah Road between NE Coy Senda and NE Business Park Place in Jensen Beach. The project spans an area between NE Savannah Road on the west



and the FEC Railroad right-of-way on the east, includes a portion of Warner Creek, is primarily undeveloped, and contains rare and unique upland habitat.

A master site plan was approved for the site for a multi-family development of apartments on October 23, 2012, via Resolution # 12-10.27 (OR Bk 2618 Pg 1514). No application was submitted for a final site plan approval and the project did not build-out. The master site plan approval timetable was extended by multiple applicable State extensions and currently requires a final site plan approval by April 24, 2021, and completion of construction by April 24, 2022. Pre-application workshops were held in 2015, 2017, and 2018, at the applicant's request to assist in the development of a final site plan and application to be in conformance with the current applicable requirements of the Comprehensive Growth Management Plan, Land Development Regulations, and County Codes.

The project site has a split land use designation and split zoning. The two parcels with frontage on NE Savannah Road are designated for Commercial Office/Residential (COR) future land use and have COR-2, Commercial Office/Residential, zoning. The rear parcel that abuts the FEC railway right-of-way is designated for Medium Density Residential future land use and has RM-8, Medium Density Residential District, zoning. The project will be required to demonstrate compliance with the development standards for each zoning and land use, for portions located within those specific parcels.

In addition to the zoning standards, the application will be required to comply with the standards and Comprehensive Plan policies governing residential development. The project is located within the Primary Urban Services District, proposes access via NE Savannah Road and will be serviced by Martin County Utilities for water and wastewater.

As part of the approval for the development, the applicant has agreed to fund the construction of a four way roundabout at the intersection of NE Savannah Road and NE Coy Senda. Transportation impact fees generated by the project and private funds will be used to construct the intersection.

### **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	Done
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	Comply
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michelle Cullum	288-5512	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	288-5633	Comply
P	Emergency Management	Michele Jones	219-4942	Comply
Q	ADA	Michelle Cullum	288-5512	Comply
R	Health Department	Todd Reinhold	221-4090	Comply
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

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

This application meets the threshold criteria for a major development, revised final site plan pursuant to Section 10.15.C.4.a., LDR, Martin County, Fla. (2019).

Pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019), this application shall be considered for final action by the Board of County Commissioners at a public meeting.

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), 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 addressed the non-compliance findings from the staff report dated, February 18, 2020 with its resubmittal dated April 2, 2020. The previous staff reports, and resubmittals are incorporated herein by reference. 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.

#### ***E. Location and site information***

Parcel number(s) and address: 273741007000001500, 273741007000001610, 273741005000000200

Existing Zoning: COR-2, Commercial Office/Residential District

Existing Zoning: RM-8, Medium Density Residential District

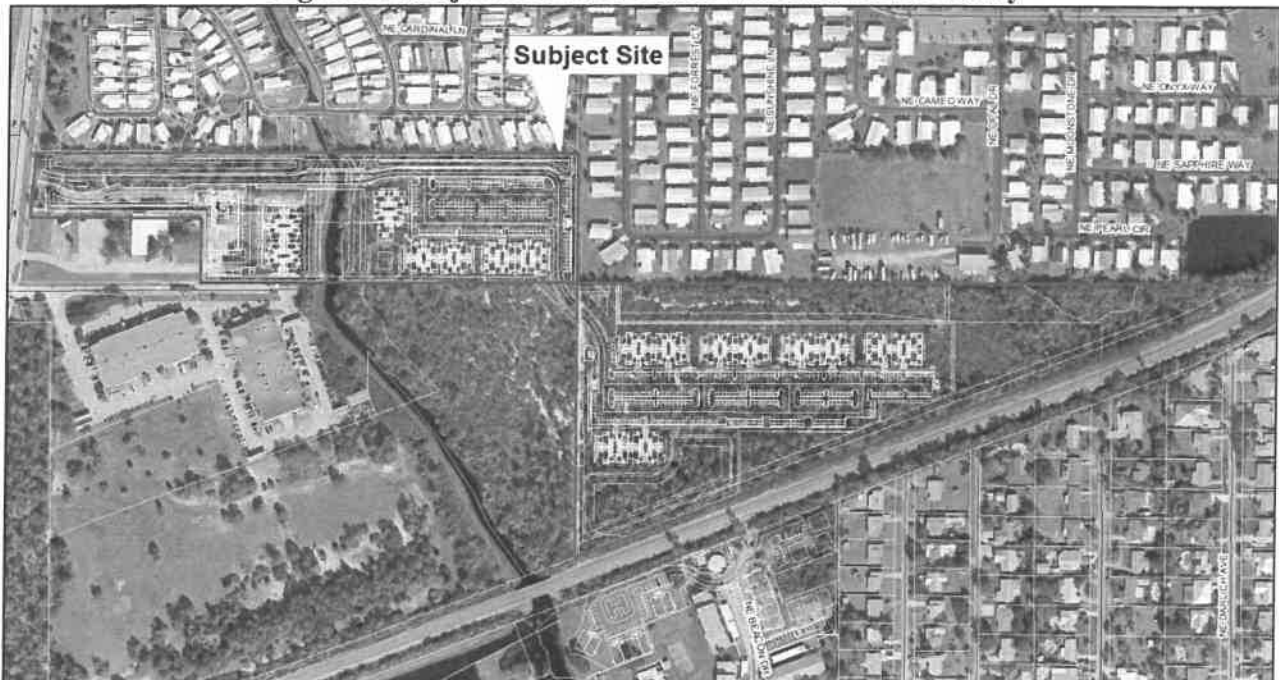
Future land use: COR, Commercial Office/Residential Future Land Use

Future land use: Medium Density Residential 8/Acre

**Figure 1: Location Map**



**Figure 2: Subject Site 2018 Aerial with Site Plan Overlay**



**Adjacent existing or proposed development:**

To the north:	Single Family Residential (Tropical Acres, Mobile Home Park)
To the south:	Institutional (Veterans), Undeveloped, Railroad ROW
To the east:	Single Family Residential (Pinelake Village Mobile Home Park)
To the west:	Institutional (Veterans), Undeveloped, Roadway ROW

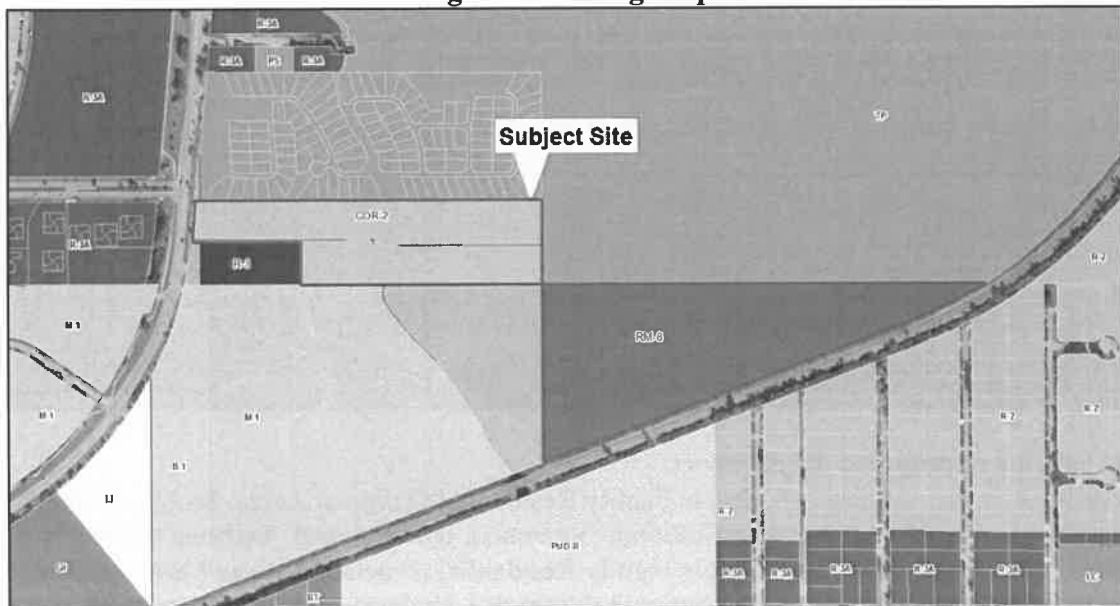
**Figure 3: Local Area 2018 Aerial**



**Zoning district designations of abutting properties:**

To the north: TP, Mobile Home Park District  
 To the south: M-1, Industrial District; R-3 R-2, Single Family Residential Districts  
 To the east: TP, Mobile Home Park District  
 To the west: M-1, Industrial District; R-3 R-2, Single Family Residential Districts

### Figure 4: Zoning Map



Future land use designations of abutting properties:

To the north: Mobile Home

To the south: COR, Commercial Office/Residential; Industrial  
 To the east: Mobile Home  
 To the west: COR, Commercial Office/Residential; Industrial

**Figure 5: Future Land Use Map**



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

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1.A.1., states: 'The County's existing Land Development Regulations shall be revised to conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands, and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Game and Freshwater Fish Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;
- (10) Include provisions for the transfer of development rights to:
  - (a) Protect environmentally sensitive areas and/or historic resources and;
  - (b) Specify those receiving zones within the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

Staff has reviewed this application and finds that that it complies with the LDR, as detailed

within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

**Findings of Compliance:**

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

***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 finds it in compliance with the applicable regulations. There are no unresolved land use, zoning or procedural requirements issues associated with this application.

**Additional Information:**

**Information #1:** Inspection fees of \$4,000.00 for infrastructure CO subphases will be levied for each proposed phase.

**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. MARTIN COUNTY, FLA., LDR § 4.37

**Information #2:**

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 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***

**Commercial Design**

The proposed project is Residential. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR SECTION 4.871.B. (2016)

### **Community Redevelopment Area**

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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

It has been determined that the Applicant needs to convey 7.5 feet of right of way for NE Savannah Road to the County.

In addition, the Applicant has requested that the County convey the 45 foot strip of land over the Applicant's property that was conveyed to the County in 1980 in exchange for a blanket Utility, Drainage, Access and Maintenance Easement from Savannah Road to approximately 40 feet east of Warner Creek. This exchange will need to go to the Board of County Commissioners for approval.

The following due diligence materials need to be provided by the Applicant:

#### **Item 1: TITLE COMMITMENT - for the 7.5 foot right-of-way:**

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

#### **Item 2: OWNERSHIP AND ENBUMBRANCE REPORT - for the blanket Utility, Drainage, Access and Maintenance Easement**

#### **Item 3: SURVEY – SKETCH AND LEGAL DESCRIPTION - for the 7.5 foot right of way (sketch and legal description only for the blanket Utility, Drainage, Access and Maintenance Easement).**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.



4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

**Item 3: ENVIRONMENTAL SITE ASSESSMENT - for the 7.5 foot right of way**

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

**NOTE:** Applicant has complied with this item.

***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.

**Landscape**

**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 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a 197 unit multi-family residential development. The applicant has submitted landscape plans that provide 5.97 acres of landscape area which equates to 26% of the development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.



Landscaped bufferyards are required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. Section 4.663.B., Land Development Regulations, Martin County, Fla. (2013).

Surrounding land use to the south and west varies and has the requirement for either ½ of a Type 3 or Type 4 buffers. On the north adjacent to the mobile home park a Type 1 buffer is required. These buffers been provided.

Wherever new residential dwelling units are proposed to be located along any railroad right-of-way, excluding Community Redevelopment Overlay Districts, a Type 5 bufferyard shall be required to screen the view of the dwelling units from the railroad right-of-way [Section 4.663.B.3., LDR]. This project has frontage along a railroad therefore a Type 5 buffer is required and has been provided partially by a 30 foot all native buffer and the balance by upland preserve.

Section 4.666.E. Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. To meet this requirement the applicant has submitted Landscape and Construction Plans to provide for preservation of pines and oaks within the proposed landscape buffers. The applicant has submitted plans that remove 103 protected trees and preserves 12 trees that are located in buffer areas.

To demonstrate compliance with Section 4.663.E.1. Land Development Regulations, Martin County, Fla. (2013) the applicant has proposed that the stormwater retention area adjacent to the on-site preserve be planted with native grasses and trees.

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:

Staff has reviewed the Traffic Statement prepared by Captec Engineering, Inc., dated June 2019. Captec Engineering, Inc. stated that the site's maximum impact was assumed to be 53 directional trips during the PM peak hour. Staff finds that NE Savannah Road is the recipient of a majority of the generated trips. The generalized service capacity of NE Savannah Road is 880. The project impact is 3.07% of the maximum volume of that roadway. NE Savannah Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2022).

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

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). 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, LDR, Martin County, Fla.

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

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

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management:
  1. The applicant has demonstrated the proposed development discharge rate is lower than the allowable discharge rate for the project and that flows from the development to the west will be adequately passed through the project via a series of interconnected storm culverts. Final discharge will be to the Warner Creek/
  2. The applicant is proposing the minimum finished floor elevation be set above the predicted elevation of stormwater that will stage within the development after a 100-year storm having a three-day duration and without any discharge from the development.
  3. The applicant is proposing the minimum edge of roadway elevation be set above the predicted elevation of stormwater that will stage within the development after a 10-year storm having a one-day duration.
  4. The applicant has demonstrated that the system provides 125% additional water quality criteria for dry detention systems a, recovers half of the water quality volume between 24 hours and 5 days, and recovers 90% of the entire volume within 12 days after the storm event.
  5. Thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.

3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking design requirements set forth in Division 14.
5. Division 19- Roadway Design: The applicant has provided construction plans for a proposed roundabout on NE Savannah Road at NE Coy Senda and the entrance of this project. The proposed design meets the requirements in Division 19 and is accepted by the County Engineer.

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

1. The [APPLICANT/OWNER] shall pay the sum of \$740,000 (Payment) within 60 days of the Final Site Plan approval of The Reserves at Savannah for the roundabout at the project entrance on NE Savannah Road. This represents 110% of the probable cost to construct the roundabout (including landscape, hardscape, and streetlights) as accepted by the County Engineer. This contribution includes a \$526,367 pre-payment of the project's transportation impact fees and an additional \$213,633 necessary to complete the construction of the roundabout. The County agrees to use the Payment to fund the construction of the roundabout as part of its Capital Improvement Plan.

The County further agrees to request bids from qualified contractors as soon as practicable after receipt of the payment. The County will notify the [APPLICANT/OWNER] of the lowest responsive bid (Bid) within five business days of the opening of the responses to the request for bid. Should the Bid be less than amount of the Payment, the County will proceed with awarding the Bid and initiating construction. Should the Bid be more than the amount of the Payment, the County will include a demand for the excess payment within 30 days so that the County may proceed with awarding the bid and initiate construction. Failure of the [APPLICANT/OWNER] to submit the excess payment within 30 days will cause the County to hold the scheduling of the pre-construction meeting for the roundabout until such excess payment is made.

The County will notify the [APPLICANT/OWNER] of the final cost to complete the construction of the roundabout within fifteen business days of the County's acceptance of completion. Should the final cost of construction be less than the Total Payment, the County will include a return of the unused funds to the [OWNER/APPLICANT] with the notification.

1. The [APPLICANT/OWNER] shall maintain the banks of Warner Creek located within the limits of the project boundary. A Maintenance Agreement shall be executed by the applicant and submitted to the County within sixty (60) days of final site plan approval.
2. Upon sixty (60) days of final site plan approval, a final design of the proposed bridge shall be provided. The final design must be a full set of construction plans signed and sealed by a Professional Engineer licensed in the State of Florida. The construction plans must include but not be limited to, the design of the wing walls, bridge abutments, guardrails, etc. and be consistent with the approved construction plans for the final site plan.
3. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

***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**

**Findings of Compliance:**

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

### **Emergency Preparedness**

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

The Emergency Management Agency staff has reviewed this development application for compliance with applicable statutes and ordinances. The applicant has provided a Hurricane Action Plan for the project. Emergency Management has determined that it is in compliance with the applicable standards and restrictions of the Land Development Regulations. This agency recommends approval of the application.

#### ***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***

### **Martin County Health Department**

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

The project plans and materials as submitted demonstrate compliance with the applicable requirements of the Martin County Land Development Regulations and Comprehensive Growth Management Plan. More detail will be required upon submittal to the state.

#### **Additional Information:**

##### **Information #1:**

##### **Community Pool Facility**

Prior to a community pool being constructed, an application must be submitted and approved by the FL-DOH per Chapter 64E-9 FAC. This includes submittal of construction plans to this office prior to submittal to the building department. If you have any questions, please call Todd Reinhold or Nick Clifton with this office at (772) 221-4090.

### **Martin County School Board**

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

The School Board staff has reviewed this application for compliance with Florida Statutes, Martin County code and School Board Policy and has no objection to this application.

## Martin County School District CIP School Concurrency Determination

**Project: The Reserve at Jensen Beach**

**Date Received: 7/20/2020**

**Project #: S185-012 – Revised Master and Final Site Plan**

**Owner/Applicant:** Savannah Investments, LLC and Davelu, LLC

**Location:** Between Savannah Rd. & the FEC R.R. in Jensen Beach, across from NE Coy Senda Rd.

**Planned Project Units: 197 Project Unit Yield by Type of School**

School Type	Rate	Students
Elementary:	.094	19
Middle School:	.053	10
High School:	.067	13
<b>SGR =</b>	<b>.214</b>	<b>42</b>

Concurrency Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
<b>NORTH CSA SCHOOLS</b>	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	OCTOBER STUDENT ENROLLMENT	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE CAPACITY (C - G)
<b>Elementary</b>								
Felix Williams Elem	706	0	706	604	43	0	561	145
Jensen Beach Elem	673	0	673	599	53	19	527	146
<b>Total</b>	<b>1378</b>	<b>0</b>	<b>1378</b>	<b>1203</b>	<b>96</b>		<b>1088</b>	<b>290</b>
<b>Middle</b>								
<b>No Middle School</b>								
Stuart Middle	1159	0	1159	875	51	10	814	345
<b>High</b>								
Jensen Beach High	1914	0	1914	1481	81	13	1387	527

**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 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. None.

**School District Contact:** Kimberly Everman, Capital Planner/Project Specialist **Date Issued:** 7/21/2020

**Telephone:** 772- 219-1200, Ext.30220 **E-Mail:** [evermak@martinschools.org](mailto:evermak@martinschools.org)

### ***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 Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities

Service provider - Martin County

Findings – In place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider - Martin County

Findings – In place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Positive evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – Positive evaluation

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings - Comply

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 post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

##### **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. Submit a copy of the Post Approval Requirements 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 #5:**

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 #6:**

If there has been a property title transfer since the approval, provide an original of the Unity of Title, executed by the new property owner, consistent with the County approved format. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

##### **Item #7:**



Original of the construction schedule.

**Item #8:**

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 #9:**

Original 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 #10:**

One (1) copy of the documents verifying that the access easement has been adequately dedicated and recorded in the public records of Martin County.

**Item #11:**

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #12:**

One (1) 24" x 36" copy of the approved site plan.

**Item #13:**

The original executed surety in the amount of 110% of the certified removal cost for the tower and all associated improvements.

**Item #14:**

One (1) blank USB 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***

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

***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:	\$9,127.00	\$9,127.00	\$0.00
Inspection fees:	\$12,000.00	\$12,000.00	
Advertising fees*:	TBD		
Recording 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.

***X. General application information***

Applicant: Jensen CAP Investments, LLC  
105 Foulk Road  
Wilmington DE 19803

Agent: Lucido and Associates  
Morris A. Crady  
701 SE Ocean Blvd.  
Stuart, FL 34994  
772-220-2100

## ***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***

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
DEVELOPMENT ORDER**

**RESOLUTION NUMBER 20-**

**[REGARDING REVISED MASTER/FINAL SITE PLAN APPROVAL FOR THE RESERVE AT  
JENSEN BEACH WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

**WHEREAS**, this Board has made the following determinations of fact:

1. Jensen CAP Investments, LLC submitted an application for a major development revised master/final site plan for The Reserve at Jensen Beach project, located on lands legally described in Exhibit A, attached hereto.
2. Pursuant to Section 10.5.F.9., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).
3. This Board held a public meeting on the application on August 11, 2020.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The revised master/final site plan for the Reserve at Jensen Beach project is consistent with the Comprehensive Plan and the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

A. The revised master/final site plan, attached hereto as Exhibit B, for The Reserve at Jensen Beach project, is approved. Development of The Reserve at Jensen Beach project shall be in accordance with the approved revised master/final site plan and Preserve Area Management Plan (PAMP) attached as Exhibit C.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.11, Land Development Regulations Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the revised master/final site plan for The Reserve at Jensen Beach project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, LDR, Martin County Code.

F. All permits for The Reserve at Jensen Beach project must be obtained within one year, by August 11, 2021. Development must be completed within two years, by August 11, 2022.

G. 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 by state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

H. Approval of the revised master/final site plan is subject to the following conditions related to the construction of the four-way roundabout at the intersection of NE Savannah Road and NE Coy Senda.

1. Jensen CAP Investments, LLC shall pay the sum of \$740,000.00 (Payment) to Martin County within sixty (60) days of revised master/final site plan approval of The Reserve at Jensen Beach for the construction of a four-way roundabout at the intersection of NE Savannah Road and NE Coy Senda. The Payment represents 110% of the probable cost to construct the roundabout including landscape, hardscape, and streetlights as accepted by the County Engineer.
2. The Payment is based upon the \$526,367.00 in required transportation impact fees which are due and an additional \$213,633 necessary to complete the project which Jensen CAP Investments, LLC has agreed to contribute.
3. Jensen CAP Investments, LLC has specifically agreed to pay the transportation impact fees within sixty (60) days of revised master/final site plan approval instead of deferring payment until the date of issuance of a building permit for the project as would be allowable pursuant to Section 163.31801(3)(e), Florida Statutes.
4. Martin County agrees to use the Payment to fund the construction of the roundabout as established within the applicable Budget Resolution and Capital Improvement Plan sheet for the roundabout.
5. Martin County further agrees to request bids from qualified contractors as soon as practicable after receipt of the Payment. Martin County will notify Jensen CAP Investments, LLC of the lowest responsive bid (Bid) within five (5) business days of the opening of the responses to the request for bid. Should the Bid be less than the amount of the Payment, Martin County will proceed with awarding the Bid and initiating construction. Should the Bid be more than the amount of the Payment, included within Martin County's Bid notification to Jensen CAP Investments, LLC will be a demand for an additional payment within thirty (30) days in an amount equal to the difference between the Bid and the Payment. Failure of Jensen CAP Investments, LLC to submit the additional payment within thirty (30) days will

constitute a violation of this development order resulting in the issuance of a stop work order on the construction of site improvements and the suspension of the processing of building permits until the additional payment is received.

6. Martin County will notify Jensen CAP Investments, LLC of the final cost to complete the construction of the roundabout within fifteen (15) business days of the Martin County's acceptance of completion. Should the final cost of construction be less than the total amount paid by Jensen CAP Investments, LLC, Martin County will remit the excess funds to Jensen CAP Investments, LLC.

I. Jensen CAP Investments, LLC shall be responsible for maintaining the banks of Warner Creek located within the limits of the project boundary in perpetuity. A Maintenance Agreement shall be executed by Jensen CAP Investments, LLC and submitted to the County within sixty (60) days of the approval of the revised master/final site plan.

J. Within sixty (60) days of the approval of the revised master/final site plan, a final design of the proposed bridge shall be provided to Martin County. The final design shall include? ~~must be~~ a full set of construction plans signed and sealed by a Professional Engineer licensed in the State of Florida. The construction plans must include but shall not be limited to, the design of the wing walls, bridge abutments, and guardrails, and be consistent with the approved construction plans for the revised master/final site plan.

K. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

L. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2020.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

**ATTACHMENTS:**

Exhibit A, Legal Description

Exhibit B, Revised Final Site Plan

Exhibit C, PAMP

**EXHIBIT A**  
**THE RESERVE AT JENSEN BEACH**  
**LEGAL DESCRIPTION**

**PARCEL 1:** LOT 15, DESTEUBEN'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF THE WESTERLY 660 FEET OF SAID LOT 15. TOGETHER WITH THE NORTH TEN (10) FEET OF THE EASTERLY 660 FEET OF LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, SAID LOT 16 ALSO BEING DESCRIBED AS THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

**PARCEL 2:** A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY OF STATE ROAD 723, ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 OF DESTEUBEN'S SUBDIVISION; ON THE EAST BY THE EASTERLY LINE OF SAID SECTION 28, AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 15 OF DESTEUBEN'S SUBDIVISION, LOT 15 OF DESTEUBEN'S SUBDIVISION IS ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 41 EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 223,405 SQUARE FEET, OR 5.129 ACRES MORE OR LESS. PCN :27-37-41-007-000-00150-0

**AND TOGETHER WITH**

THE EAST NINE HUNDRED FORTY (940) FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; ALSO DESCRIBED AS LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; LESS HOWEVER, THE NORTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET THEREOF.

TOGETHER WITH THE SOUTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET OF THE LOT 15, BEING PARALLEL WITH THE SOUTH LINE OF LOT 15, OF SAID DESTEUBEN'S SUBDIVISION, SAID STRIP OF LAND BEING TEN (10) FEET WIDE AND SIX HUNDRED SIXTY (660) FEET IN DEPTH ON THE FRONT PORTION OF SAID LOT 15.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 156,182 SQUARE FEET, OR 3.585 ACRES MORE OR LESS. PCN: 27-37-41-007-000-00161-0

**AND TOGETHER WITH**

ALL THAT PART OF LOTS 3 THRU 8, INCLUSIVE, OF J.T. CLEVELAND'S SUBDIVISION OF GOVERNMENT LOTS 2 AND 3, SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING NORTHERLY OF THE F.E.C. RIGHT-OF-WAY, AS SUBDIVIDED MARCH 21, 1894 IN PLAT BOOK 1, PAGE 213 PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 622,704 SQUARE FEET, OR 14.295 ACRES MORE OR LESS. PCN: 27-37-41-005-000-00020-0

**CONTAINING A TOTAL OF 1,002,291 SQUARE FEET, OR 23.009 ACRES MORE OR LESS.**

**AND TOGETHER WITH**

AN ACCESS EASEMENT BEING A PORTION OF LOT 1 OF THE ORIGINAL HOMESTEAD OF ED. F. GLUTSCH SUBDIVISION, AS RECORDED IN PLAT BOOK 1 AT PAGE 213, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°06'23"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 113.35 FEET; THENCE N45°00'01"W, A DISTANCE OF 160.59 FEET TO A POINT ON NORTH LINE OF SAID LOT 1; THENCE S89°53'38"E ALONG SAID NORTH LINE, A DISTANCE OF 113.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

CONTAINING 6,423.78 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.





## Lucido & Associates

Land Planning / Landscape Architecture

2115 Ocean Blvd., Suite 100, Fort Myers, FL 33901  
215 Avenue of the Americas, Suite 200, Fort Myers, FL 33901  
427 North Tamiami Trail, Suite 200, Fort Myers, FL 33901

772.334.1191, Fax 772.334.1192  
772.451.1191, Fax 772.451.1192  
772.451.1191, Fax 772.451.1192

## SHEET 2 OF 3

## SHEET 3 OF 3

### COR-2 SITE DATA

Future Land Use:	Commercial Office Residential
Total Site Area:	379,383 sf 8.71 ac
Total Units:	85 units
Product Type:	Multi-family
Gross Density:	10 upa
Max. Building Coverage:	45%
Max. Building Height:	30'
Garage:	30'
Clubhouse:	30'
Apartment:	30'
Min. Structure Setbacks:	
front	30'
rear (one story)	20'
side (one story)	10'
side (three story)	30'
Minimum Building Separation:	15'
Fireman Defensible Space:	30'

### OPEN SPACE SITE DATA

Total Site Area:	23.01 ac. (100%)
Required Open Space:	11.5 ac. (50%)
Provided Open Space:	14.55 ac. (63.2%)
Landscape Areas:	5.97 ac.
Retention Areas:	2.68 ac.
Upland Preserve:	5.50 ac.
Excess Upland Restoration:	0.42 ac.

### PRESERVE DATA

Total Site Area:	1,002,291 sf 23.01 ac.
Other Surface Waters:	59,242 sf 1.36 ac.
Net Uplands:	943,049 sf 21.65 ac.
Required Preserve @ 25%:	236,680 sf 5.41 ac.
Provided Preserve:	287,676 sf 6.52 ac.
Sand Pine Scrub:	217,500 sf 5.00 ac.
Miscellaneous:	21,780 sf 0.50 ac.
Preserve Restoration:	18,290 sf 0.42 ac.
* As Determined by SPWMD	

### General Notes

1. Stormwater Management areas shall be maintained with planted native vegetation in perpetuity.
2. Preserve areas may not be altered except in compliance with the preserve area management plan approved by Martin County.
3. All exotic plant species shall be removed and all required landscaping for an adopted phase shall be installed prior to the issuance of a Certificate of Occupancy. (Refer to CIO Planting Plan).
4. Upland preserves shall be protected from encroachment, construction and other activities by providing a minimum 10' setback from all proposed structures. Construction and all activities must maintain a minimum five (5) foot setback from preserve areas. The minimum slope of the adjacent to the setback shall not exceed one (1) foot vertical to four (4) feet horizontal.
5. All structures to be a minimum of 6' in width.
6. All buildings to have fire sprinklers.
7. No primary structure or detached secondary structure shall be constructed within the 30' defensible space.
8. Preserve Area Signs and Boundary Markers as shown on this plan shall be installed per the approved PAMP.
9. Stormwater Management areas to be maintained with planted native vegetation, in perpetuity.

### RM-8 SITE DATA

Future Land Use:	Medium Density Residential
Total Site Area:	622,908 sf 14.30 ac
Total Units:	112 units
Product Type:	Multi-family
Gross Density:	8 upa
Max. Building Coverage:	40%
Building Height:	40'
Garage:	40'
Apartment:	40'
Min. Structure Setbacks:	
front (Three-Story)	25'
rear (Three-Story)	30'
side (Three-Story)	20'
Minimum Building Separation:	15'
Fireman Defensible Space:	30'

### PARKING DATA

Total Units:	197 units
Required Parking @ 2 spaces per unit:	394 spaces
Provided Parking:	438*
-Standard:	368
-Garage:	32 (includes 1 Handicap)
-Handicap:	10
* Parking provided is within 10% of the parking required per Section 4.8.23.2	

### OVERALL SITE DATA

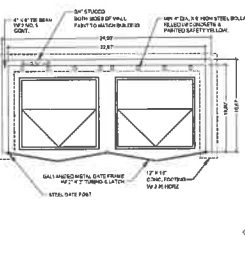
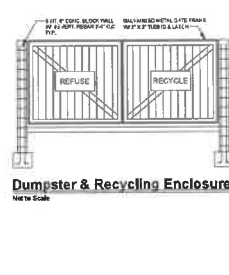
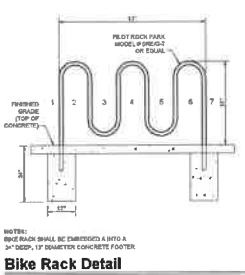
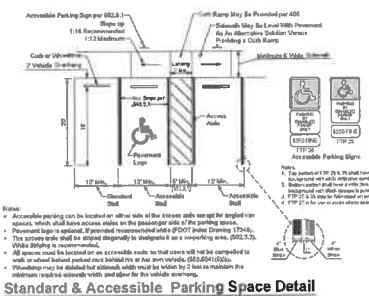
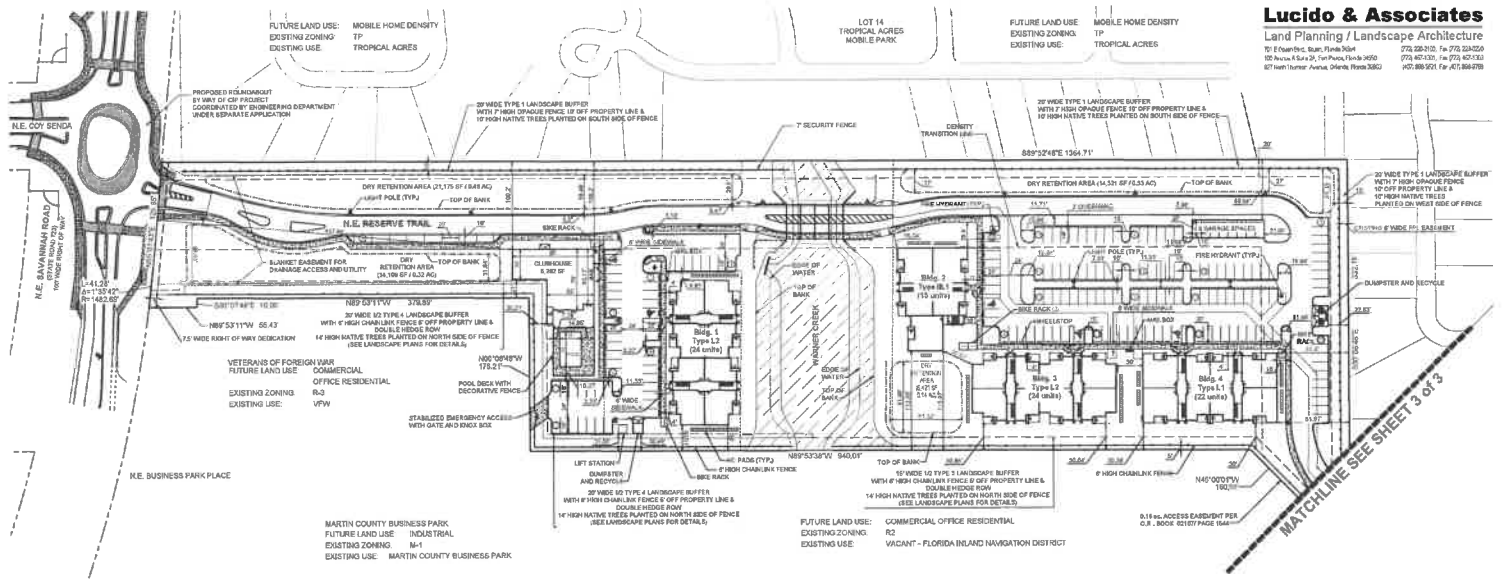
Total Site Area:	1,002,291 sf 23.01 ac.
Impervious Areas:	168,678 sf 3.84 ac. (36.8%)
Parking and Drive Allevs (includes Garages):	186,914 sf 4.34 ac.
Buildings (includes Clubhouse):	102,287 sf 2.35 ac.
Wetland Creek:	32,234 sf 0.74 ac.
Pond:	1,000 sf 0.02 ac.
Sidewalks, Decks, Common Areas:	44,144 sf 1.01 ac.
Pervious Areas:	633,712 sf 14.55 ac. (63.2%)
Retention Areas:	115,890 sf 2.66 ac.
Upland Preserve:	236,718 sf 5.50 ac.
Excess Upland Restoration:	18,226 sf 0.42 ac.

### BUILDING MATRIX

Building	# Units	# Units	# Units	Total	Type	Consolidate	Max Height
Building 1	8	8	8	24	12	1.2 2 Bedroom Units	30'
Building 2	1	1	1	3	15	1.5 2 Bedroom Units	30'
Building 3	8	8	8	24	12	1.2 2 Bedroom Units	30'
Building 4	8	8	8	24	12	1.2 2 Bedroom Units	30'
Building 5	8	8	8	24	12	1.2 2 Bedroom Units	30'
Building 6	8	8	8	24	12	1.2 2 Bedroom Units	30'
Building 7	8	8	8	24	12	1.2 2 Bedroom Units	30'
Building 8	8	8	8	24	12	1.2 2 Bedroom Units	30'
Building 9	8	8	8	24	12	1.2 2 Bedroom Units	30'
Building 10	8	8	8	24	12	1.2 2 Bedroom Units	30'
Clubhouse	1	1	1	3	15	1.5 2 Bedroom Units	30'
Garage 1	8	8	8	24	12	1.2 2 Bedroom Units	30'
Garage 2	8	8	8	24	12	1.2 2 Bedroom Units	30'
Garage 3	8	8	8	24	12	1.2 2 Bedroom Units	30'
Garage 4	8	8	8	24	12	1.2 2 Bedroom Units	30'
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Garage 9	8	8	8	24	12	1.2 2 Bedroom Units	30'
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Garage 131	8	8	8	24	12	1.2 2 Bedroom Units	30'
Garage 132	8	8	8	24	12	1.2 2 Bedroom Units	30'
Garage 133	8	8	8	24	12	1.2 2 Bedroom Units	30'
Garage 134	8	8	8	24	12	1.2 2 Bedroom Units	30'



**Lucido & Associates**  
Land Planning / Landscape Architecture  
101 E. Palm Beach, Suite 1100, Palm Beach, FL 33480  
Tel: 561.833.1100 Fax: 561.833.1101  
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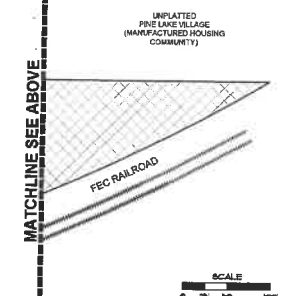
**SCALE**  
0' 30' 60' 90'

**The Reserve at Jensen Beach**  
Revised Master / Final Site Plan  
Jensen Beach, Martin County, Florida

**2 of 3**

701 E. Green Blvd., Stuart, Florida 34954  
105-Avenue A-Suite 2A, Fort Pierce, Florida 34950  
807 North Brandon Avenue, Ocala, Florida 32653

FUTURE LAND USE:	MOBILE HOME DENSITY
EXISTING ZONING:	TP
EXISTING USE:	PINELAKE VILLAGE MOBILE HOMES



Source	W = North	W = South	W = East	W = West
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Scale F = 50'  
 Drawn by S.L.B.  
 Checked By M.C.  
 Computer File ..  
 Computer Station ..  
 Project Number B-020  
 Date 00.30.2010

**Preserve Area Sign**  
Not to Scale

O.R. Book # \_\_\_\_\_ and Page # \_\_\_\_\_

**MARTIN COUNTY, FLORIDA**

**PRESERVE AREA MANAGEMENT PLAN**

**For:**

**THE RESERVE AT JENSEN BEACH**

Parcel Control Numbers:

273741007000001500

273741007000001610

273741005000000200

**Prepared by:**  
**Lucido and Associates in Association with**  
**Saskowsky and Associates, Inc.**  
**Ecological Consultants**  
**Stuart, Florida**  
**June 19, 2019 (rev. 11-25-19)**

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

**A Preserve Area Management Plan (PAMP) is required of all applicants for development approval on sites which contain wetland or upland preserve areas, pursuant to provisions of Section 4.36.A.1 of the Martin County Land Development Regulations, Martin County Code.**



DEV2018080017 APPROVED BY:  
 RECORD NUMBER *Shawn McCarthy*

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## 1.0 GENERAL

The owner(s) of the lands to be preserved/maintained by this Preserve Area Management Plan (PAMP) and the developer(s) of The Reserve at Jensen Beach, which is located on NE Savannah Road in Jensen Beach/Martin County, Florida, their successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

Compliance with the terms of this PAMP includes submittal of all Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of all Annual Monitoring Reports 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/maintained shall have ultimate responsibility for the submittal of all Monthly and Annual Monitoring Reports, according to the format and schedule requirements of Section 10 of this PAMP.

As noted in Section 9 of this PAMP, the Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved/maintained under the terms of this PAMP. Failure to notify shall be considered as non-compliance with the terms of this PAMP.

This PAMP will not be altered or amended by either Martin County or the owner/developer of The Reserve at Jensen Beach, except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner/developer of The Reserve at Jensen Beach. Such alterations and amendments shall be inserted into the PAMP and the final revised document shall be recorded by the Martin County Clerk of Courts. The revised PAMP will be labeled with the appropriate O.R. Book and Page Number. Three copies of the revised document shall be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

## 2.0 ENVIRONMENTAL ASSESSMENT

The Environmental Assessment includes maps and text which accurately depict the site's location, soils, wetlands, uplands, listed species, previous impacts, preserve area locations and boundaries, and any other significant environmental features.

**2.1 Location** - The +/- 23-acre site is located east of NE Savannah Road, with frontage along the FEC Railroad in Martin County, Florida.

**2.2 Soils** - The following soils were found to be present on the site;

**#4-Waveland sand** - This soil type occupies a very small portion of the property (less than ½-acre) near the northeast corner of the site adjacent to the existing mobile home park. It is a poorly drained soil type found in broad areas of flatwoods. Under natural conditions, the water table is less than ten inches for two to four months during the wet season and within a depth of forty inches during the dry season. The natural vegetation consists of South Florida slash pine with an understory of saw palmetto, gallberry, fetterbush, running oak and dwarf huckleberry. Grasses include pineland threeawn, bluestem and panicum. (Source: Soil Survey of Martin County Area, Florida). The natural vegetation where this soil type occurs has been entirely displaced with Brazilian pepper trees.

**#6-Paola sand, 0 to 8% slopes** - This nearly level to gently sloping soil type, which is excessively drained, occupies the central portion of the site. It is typically found on the coastal ridge and isolated knolls in coastal areas. Under natural conditions, the water table is below a depth of 72 inches throughout the year. The natural vegetation consists of sand pine, scrub oak, rosemary, saw palmetto, running oak, cacti, mosses and lichens (Source: Soil Survey of Martin County Area, Florida). The natural vegetation is largely intact except in the southernmost corner of the site and along the railroad tracks, where some excavation has occurred creating opportunities for exotic species including Brazilian pepper and melaleuca trees.

**#41-Paola sand, 0 to 5% slopes** - This nearly level to gently sloping soil type, which is moderately well-drained, occupies the easternmost and westernmost portions of the site. It is typically found on slightly elevated knolls and ridges in coastal areas. Under natural conditions, the water table is at 40 to 60 inches for 1 to 4 months during the wet season and may rise for brief periods to a depth of 36 inches. It is below 60 inches for most of the rest of the year. The natural vegetation consists of South Florida slash pine, sand pine, scrub oak, saw palmetto, gallberry, fetterbush, running oak, gopher apple, cacti and scattered sprigs of pineland threawn and other grasses (Source: Soil Survey of Martin County Area, Florida). The natural vegetation is largely intact except in the southwest corner of the site, where an existing ditch was excavated and is maintained by Martin County as an outfall for stormwater originating from NE Savannah Road and discharging into Warner Creek.

**2.3 Habitats** - The following habitats were found to be present on the site:

**Wetland Habitat** - As per the South Florida Water Management District (SFWMD) Informal Wetland Determination No. 43-100226-P, there are no naturally-occurring wetlands on site. Based on a site visit conducted by the SFWMD staff and Daniel Saskowsky and Associates, Inc. on April 19, 2018, the channelized portion of Warner Creek, the public drainage ditch along the southwest corner of the site and the manmade excavations along the railroad tracks are "other surface waters" (OSW) that do not require preservation under State or County rules. In total, the other surface waters impact approximately 1.36 acres of the site.

**Upland Habitat** - The majority of the site, approximately 17.78 acres, is composed of Sand pine scrub habitat (FLUCCS #1213). Dominant vegetation in this area includes sand pine (*Pinus clausa*), scrub oak (*Quercus inopina*), myrtle oak (*Quercus myrtifolia*), sand live oak (*Quercus geminata*), running oak (*Quercus pumila*), live oak (*Quercus virginiana*), saw palmetto (*Serenoa repens*), cabbage palm (*Sabal palmetto*), slash pine (*Pinus elliottii* var. *densa*), Florida tasselflower (*Emilia fosbergii*), tallow wood (*Ximenia Americana*), shiny lyonia (*Lyonia lucida*), rosary pea, prickly pear (*Opuntia humifusa*), lichen (*Cladonia* sp.), large-flowered false rosemary (*Conradina grandiflora*), nodding pinweed (*Lechea cernua*), greenbriar and muscadine grapevine.

Approximately 2.10 acres of the site consists of mesic flatwoods (FLUCCS #1311). This area appears to have been former sand pine scrub habitat that was previously cleared and slightly excavated to support the construction of the railroad. This area, which is at a lower elevation than the sand pine scrub habitat, continues to exhibit excessively drained soils and similar plant species but with less oak species and a greater coverage of slash pine, saw palmetto, sand pine and cabbage palm.

Approximately 1.0 acre of the site between the railroad and sand pine scrub habitat exhibits characteristics of scrubby flatwoods (FLUCCS #1312). A portion of this area is being preserved in conjunction with sand pine scrub habitat to make up the required preserve area for rare and endangered upland habitat types.



**Exotic Vegetation** – Warner Creek and the public drainage areas, which are maintained by the County, are designed to convey stormwater from the mobile home park and other developed properties to the north and Savannah Road to the west. The manmade excavations near the railroad tracks appear to have been excavated in support of railroad construction and operation. Some of these areas are dominated by exotic species including melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*) and Brazilian pepper (*Schinus terebinthifolius*). Brazilian pepper trees also dominate approximately 0.40 acres located along the north property near the railroad.

The disturbed areas on site that are infested with exotic vegetation occupy approximately 0.77 acres of the subject property.

**2.4 Protected Species-** The following is a list of rare, endangered, threatened, or species of special concern with the potential to be found on the subject property (based on the Florida Fish and Wildlife Conservation Commission list):

<b>FLORA:</b>	Florida perforate cladonia ( <i>Cladonia perforata</i> ) Four petal pawpaw ( <i>Asimina tetramera</i> ) Scrub mint ( <i>Dicerandra frutescens</i> ) Fragrant prickly-apple ( <i>Cereus eriphorus</i> var. <i>fragrans</i> ) Short-leaved rosemary ( <i>Conradina brevifolia</i> )
<b>FAUNA:</b>	
<b>Fish:</b>	None
<b>Amphibians:</b>	Gopher frog ( <i>Lithobates capito</i> ) SSC; Not observed (Because of habitat destruction, the gopher frog is very rare in its traditional southern range.
<b>Reptiles:</b>	Gopher tortoise ( <i>Gopherus polyphemus</i> ) ST Florida pine snake ( <i>Pituophis melanoleucus mugitus</i> ) SSC Eastern indigo snake ( <i>Drymarchon corais couperi</i> ) FT
<b>Birds:</b>	Florida scrub-jay ( <i>Aphelocoma coerulescens coerulescens</i> ) ST
<b>Mammals:</b>	None

FT-Federally threatened    ST- State threatened    SSC-Species of special concern

#### Gopher Tortoise Survey

A gopher tortoise survey was conducted on the property between July 25, 2018 and August 2, 2018. The “Gopher Tortoise/Listed Species Survey”, which is enclosed as an appendix to this plan, was conducted by Daniel Saskowsky & Associates, Inc. in accordance with the scientific methodologies outlined in *Wildlife Methodology Guidelines* and in *Ecology & Habitat Protection Needs of Gopher Tortoise Populations Found on Lands Slated for Development in Florida* published by the Florida Wildlife Commission (FWC). Also utilized was *Procedures for Conducting Accurate Burrow Surveys* published by Ashton Biodiversity Research and Preservation Institute. The report identifies a total of 63 burrows on the project site. Prior to site clearing activities, the gopher tortoise survey must be updated and required permits to ensure the protection of the gopher tortoises and other commensal species must be obtained in accordance with Section 7.0 of this plan. No protected plant species were identified during the gopher tortoise survey.

#### Florida Scrub-jay Survey

In March of 2017 Environmental Consultants, Inc. (ECI) conducted a Florida scrub-jay survey for five consecutive days, from March 20<sup>th</sup> through March 24<sup>th</sup>, according to protocol set forth in *Ecological and Development-Related Habitat Requirements of the Florida Scrub-jay (Aphelocoma coerulescens coerulescens)*, Non-Game Wildlife Program Technical Report #8, Office of Environmental Services, Florida Game and Fresh Water Fish Commission, April 1991. The Florida Scrub-Jay Survey report, which is enclosed an appendix to this plan, offered the following conclusions:

1. No scrub jays were observed on site; and
2. About half of the project contains good quality Type I Scrub-jay habitat. The other half of the site is made up of Type II and III habitat that has minimal open canopy and has been encroached by exotic species.

In March of 2018 ECI conducted an additional Scrub-jay survey, which is enclosed as an appendix to this plan, for five consecutive days, from March 1<sup>st</sup> through March 5<sup>th</sup> that reaffirmed the findings in the previous survey as stated above.

To ensure the protection of the Florida Scrub-jay, the Scrub jay survey must be updated prior to site clearing activities.

**2.5 Previous Impacts** – Except for perimeter areas and areas within or adjacent to the other surface waters (i.e. manmade ditches, Warner Creek and other excavations), the native sand pine scrub and mesic flatwoods on site appears to be in good condition with minimal impacts to the upland habitat.

**2.6 Agency Correspondence** – All relevant agency correspondence including a copy of the April 25, 2018 wetland jurisdictional determination from the South Florida Water Management District (SFWMD) is enclosed within the Appendix.

### **3.0 IDENTIFICATION OF PRESERVE AREAS**

**3.1 Site Plan** - All Preserve Areas, rights-of-way and easements are shown on The Reserve At Jensen Beach Final Site Plan, a copy of which is included in this PAMP as Exhibit A. The Site Plan includes a summary of the following: acreage of wetlands under preservation; acreage of native upland habitat under preservation; acreage of common upland habitat under preservation; total acreage under preservation; and total acreage of the Site as follows:

<b>Total Site Area:</b>	<b>23.01 acres</b>
<b>Other Surface Waters:</b>	<b>1.36 acres</b>
<b>Net Upland Area:</b>	<b>21.65 acres</b>
<b>25% Preserve Required:</b>	<b>5.41 acres</b>
<b>Total Preserve Provided:</b>	<b>5.92 acres</b>
<b>Sand Pine Scrub Preserve:</b>	<b>5.00 acres</b>
<b>Scrubby Flatwood Preserve:</b>	<b>0.50 acre</b>
<b>Restored Preserve:</b>	<b>0.42 acre</b>

**The Site Plan contains the notation: "PRESERVE AREAS ARE NOT TO BE ALTERED EXCEPT IN COMPLIANCE WITH A PRESERVE AREA MANAGEMENT PLAN APPROVED BY MARTIN COUNTY."**

- 3.2 Legal Recording - The Final Site Plan for The Reserve At Jensen Beach will be recorded with the PAMP by the Martin County Clerk of Courts. The Site Plan and the PAMP will be labeled with the appropriate O.R. Book and Page Number and copies of each recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.**

#### **4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS**

**All Preserve Areas shown on The Reserve At Jensen Beach Final Site Plan will be surveyed and marked in the field with appropriate survey markers and signage. During the clearing and construction phases of the project, Preserve Area boundaries will be marked by physical barriers. No plant material will be removed from the Preserve Areas to facilitate surveying, fencing or soil boring/sampling without prior permission from the Martin County Environmental Planning Administrator.**

- 4.1 Preserve Area Surveying Requirements – Each Preserve Area 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.**
- 4.2 Preserve Area Boundary Markers and Signs - Preserve Areas will be posted with permanent signs and boundary markers. Boundary Markers will be placed at the corners of residential buildings 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. All boundary markers and signs will be approved by the Martin County Environmental Planning Administrator and they will be in place prior to issuance of a building permit for construction on the site. Illustrations of the signs and markers to be used for this project are included in the Appendix of this plan.**
- 4.3 Barricading Requirements - Prior to clearing, the developer will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines. Barricades will be inspected by County Environmental Division staff prior to work approval. Removal of the barricade materials will be done upon issuance of the final Certificate of Occupancy with authorization from appropriate County staff.**

**Barricades will be high-visibility orange safety fence extending from the ground to a height of at least 4 feet. Barricades will not be attached to vegetation.**

**All barricades and turbidity screens will be upright and maintained intact for the duration of construction.**

**Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right-of-way, etc.) the bright orange barricades will be offset outside the Preserve Area or placed**

at the dripline of the canopy trees, whichever is greater. Erosion control devices (e.g., silt fences) shall be constructed at least 5 feet outside the perimeter of preserve areas to prevent encroachment into the mandatory construction setback area.

All native vegetation not slated for removal as part of the development plans will be retained in their undisturbed state and will be barricaded at or outside the dripline of the trees.

Cut or fill will meet existing grade without encroaching into Preserve Areas.

Wetlands will be protected from possible surface water and sediment runoff by the placement of silt screens, hay bales or other turbidity control measures, at or beyond the delineation line prior to any land clearing or construction.

It is the responsibility of the owner and developer of The Reserve At Jensen Beach to inform all contractors of these Marking and Barricading Requirements. Failure to comply with these Marking and Barricading Requirements will be considered a violation of the Site Plan approval. Further work on the project may be stopped until compliance with the Marking and Barricading Requirements is achieved, and the owner or developer may be required to appear before the Code Enforcement Board.

## **5.0 USE OF PRESERVE AREAS**

**5.1 Activities Allowed In Preserve Areas –** Low impact recreational activities, such as walking, bird watching, and activities that promote the general enjoyment of the outdoors is permitted within the preserve area.

**5.2 Activities Prohibited In Preserve Areas -** Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; 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 heavy equipment will be stored during the construction phases. On-site fuel tanks shall not be located within twenty-five (25) feet of any Preserve Areas and shall be removed upon completion of construction work.

Buildings proposed to be located adjacent to Preserve Areas shall 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.

## **6.0 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 for The Reserve At Jensen Beach. 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. 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 or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

- 6.1 Exotic Vegetation 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. Where there are dense concentrations of exotic vegetation, specialized heavy equipment shall be utilized to augment the removal of large stands of undesirable vegetative material. Heavy equipment shall not be used in sensitive areas where their presence may damage desirable native plant species. 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.**
- 6.2 Revegetation – Preserve Areas left substantially void of native plant materials due to the removal of exotic vegetation shall be revegetated with appropriate native plant species pursuant to a plan approved by the Martin County Environmental Administrator.**
- 6.3 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.**
- 6.4 Prescribed Burns - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, they will be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.**
- 6.5 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 water bodies. Wetlands and water bodies on adjacent properties shall be protected from adverse impacts.**
- 6.6 Temporary Impacts – Restoration and replanting of temporary impacts to preserve areas caused by the removal of exotic vegetation or the installation of stormwater or utility improvements shall be completed prior to the issuance of the first certificate of occupancy**

in accordance with the Preserve Area Planting Plan for Temporary Impacts enclosed as an Appendix to this plan.

## 7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

- 7.1 **Gopher Tortoises** – Gopher tortoises have been confirmed on site. In Florida, gopher tortoises are protected as a “Threatened Species”. Under Florida law, no person may take, possess, transport or sell a Threatened Species. No land clearing or construction shall occur until all tortoises which will be impacted are relocated to upland preservation areas or off-site receiver areas as permitted by the Florida Fish and Wildlife Conservation Commission (FFWCC). A gopher tortoise agent registered with the FFWCC will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated following guidelines set forth below. Tortoise burrows may be bucket trapped or excavated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an authorized gopher tortoise agent possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped, and the gopher tortoises will be captured and relocated into a Preserve Area of the project away from the immediate clearing activities. Once the tortoise(s) have been safely relocated to a Preserve Area and restrained by tortoise fencing, equipment operation can resume.
- 7.2 **Endemic Species** - All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow. These endemic species include but are not limited to the Florida mouse (*Peromyscus floridana*), gopher frog (*Rana aerolata*) and Eastern indigo snake (*Drymarchon corias couperi*).
- 7.3 **Relocation of Tortoises** - If the number of tortoises exceeds the carrying capacity of the remaining natural area, the Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. All relocations shall be carried out by a gopher tortoise agent licensed for gopher tortoise relocations. The responsible party shall have access to literature pertaining to gopher tortoise preservation and shall be encouraged to preserve additional areas and to landscape with native vegetation.
- ## 8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS
- 8.1 **Firewise Principles** – The majority of the fire threat on site is due to the adjacency of sand pine scrub preserve areas located within the project boundaries. To minimize wildfire risk, the project has been designed to provide a 30’ wide defensible space between the forested preserve areas and the primary structures. Proposed landscaping adjacent to these areas will utilize native, low flammability and low growing species within the defensible space. The owner/developer and/or property manager shall ensure that the maintenance of the 30’ wide defensible space adheres to the “Firewise” landscaping guidelines developed by the Florida Forest Service and enclosed as an Appendix to this plan.

After construction is complete the Developer/Owner and/or property manager will be responsible for maintaining the property in accordance with the firewise principles. The Developer/Owner and/or property manager is strongly encouraged to apply for recognition as a certified "Firewise Community".

## **9.0 TRANSFER OF RESPONSIBILITIES**

The property owner(s) and developers of The Reserve At Jensen Beach are responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the developer transfers responsibility to the owners or a successor. The Martin County Environmental Planning Administrator will be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved under this PAMP. Failure to notify will be considered as non-compliance with the terms of this PAMP. The developer will pay his share of total cost of management activities or fines on a per lot basis if he retains ownership of lots. At such time as the developer is ready to transfer control of The Reserve At Jensen Beach to the property owners, whether the developer retains ownership of the lots in the project or not, an environmental professional shall certify, in writing, to the Martin County Environmental Planning Administrator, that the Preserve Areas are in full compliance with this PAMP.

The developer and/or successor will be responsible for maintaining the Preserve Areas in their existing natural condition with the periodic removal of invasive exotic vegetation. After transfer of responsibilities, funding for all maintenance and management programs will be the responsibility of all successors.

## **10.0 MONITORING, MAINTENANCE, REPORTING AND INSPECTIONS**

**10.1 Monthly Construction Reports** – During construction of The Reserve At Jensen Beach, the developer will be responsible for submitting a monthly report on the progress of the project, which will address all aspects of the site construction relative to the Preserve Areas. Information regarding construction and maintenance of the Preserve Areas, such as placement of barriers and signage, removal of exotic vegetation, revegetation, prescribed burns, etc. will be described and supported with photographs, where appropriate.

### **10.2 Annual Monitoring Reports -**

Monitoring and reporting will be conducted annually by a qualified environmental professional for a period of five years from the date of completion of the project or project phase encompassing the monitored area. Annual monitoring will be conducted at the end of the wet season (usually by November 30) and a report of the monitoring will be submitted to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring.

The Annual Monitoring Reports will document changes in vegetation including encroachment and/or overgrowth of noxious or exotic vegetation. Fixed-point panoramic photos of all Preserve Areas will be included in each report. The reports will include recommendations for exotic vegetation removal, revegetation, and any additional enhancement activities necessary to maintain the Preserve Area. A timetable for action within 90 days of the report will be prepared and followed.

A copy of the proposed Annual Monitoring Report format is enclosed as an Appendix to this PAMP. This format may be modified separately from the PAMP, as necessary, upon written approval from the Martin County Environmental Planning Administrator.

Upon request, Martin County Environmental Planning staff may meet with the responsible parties to review the annual monitoring report findings and supply technical assistance and support for stewardship.

The first Annual Monitoring Report due in compliance with this PAMP will be submitted to the Martin County Environmental Planning Administrator at the end of the wet season following issuance of a Certificate of Occupancy for development described herein. Subsequent Annual Monitoring Reports will be due on the same date for the next four years.

After the initial five-year monitoring period, the Preserve Areas may be subject to periodic review and, if conditions warrant, will be subject to further monitoring and maintenance to ensure environmental integrity, consistent with the provisions of this Plan.

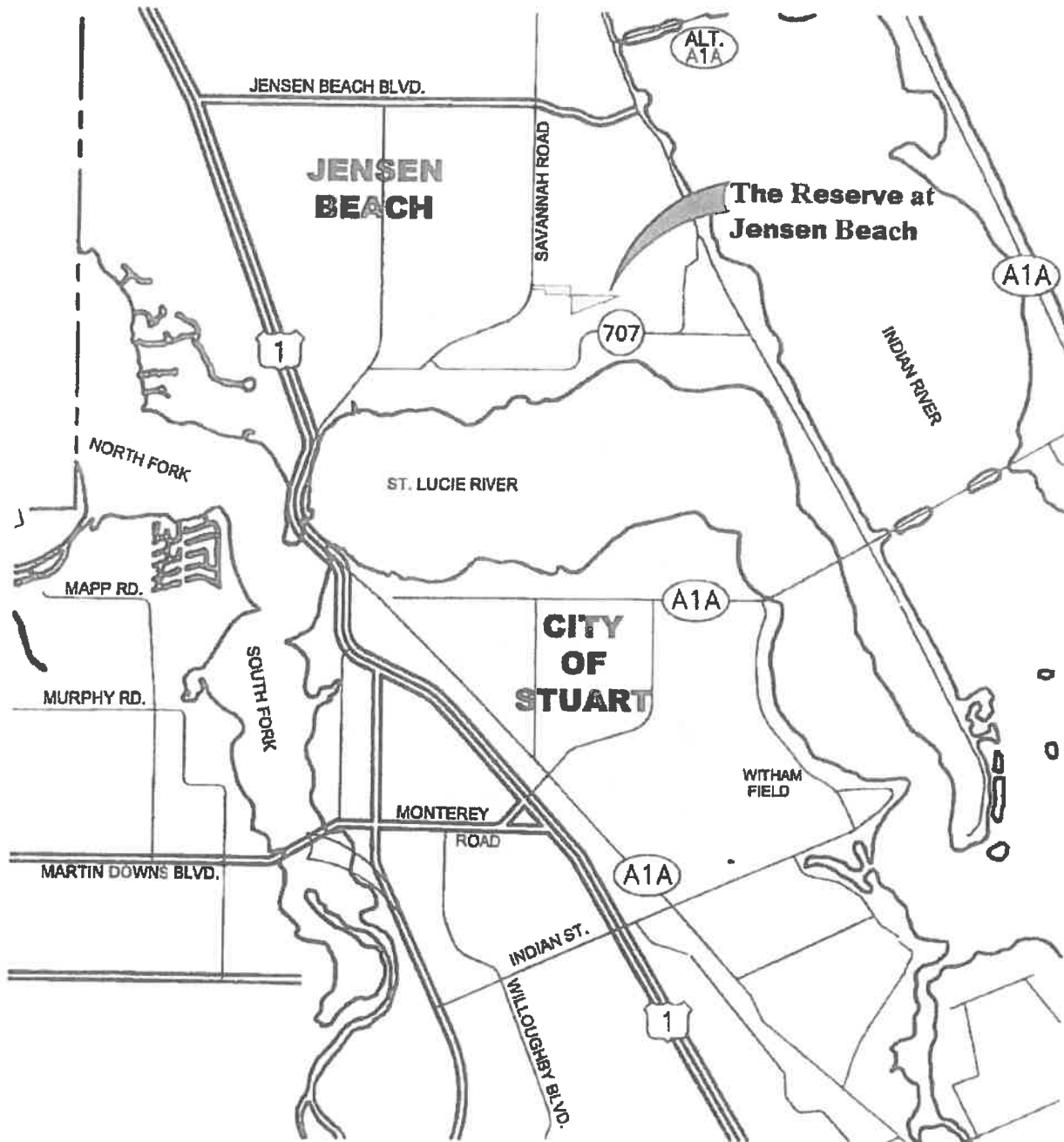
- 10.3 **Maintenance Criteria** - The threshold for maintenance requirements will be any area that has five percent or more total vegetative coverage by nuisance or exotic vegetation at any time during the monitoring period. Additionally, any areas that have not achieved 80 percent coverage with desirable plant species at the end of two years will be recommended for supplemental planting to meet this criterion.
- 10.4 **Inspections** - 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.

## **11.0 ENFORCEMENT**

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.



## Location Map



**lucido & associates**

750 E. State Blvd., Suite 100, Palm Beach, FL 33480  
 1225 S. US Highway 1, Suite 100, Palm Beach, FL 33480  
 1001 North Dixie Avenue, Suite 100, Palm Beach, FL 33480

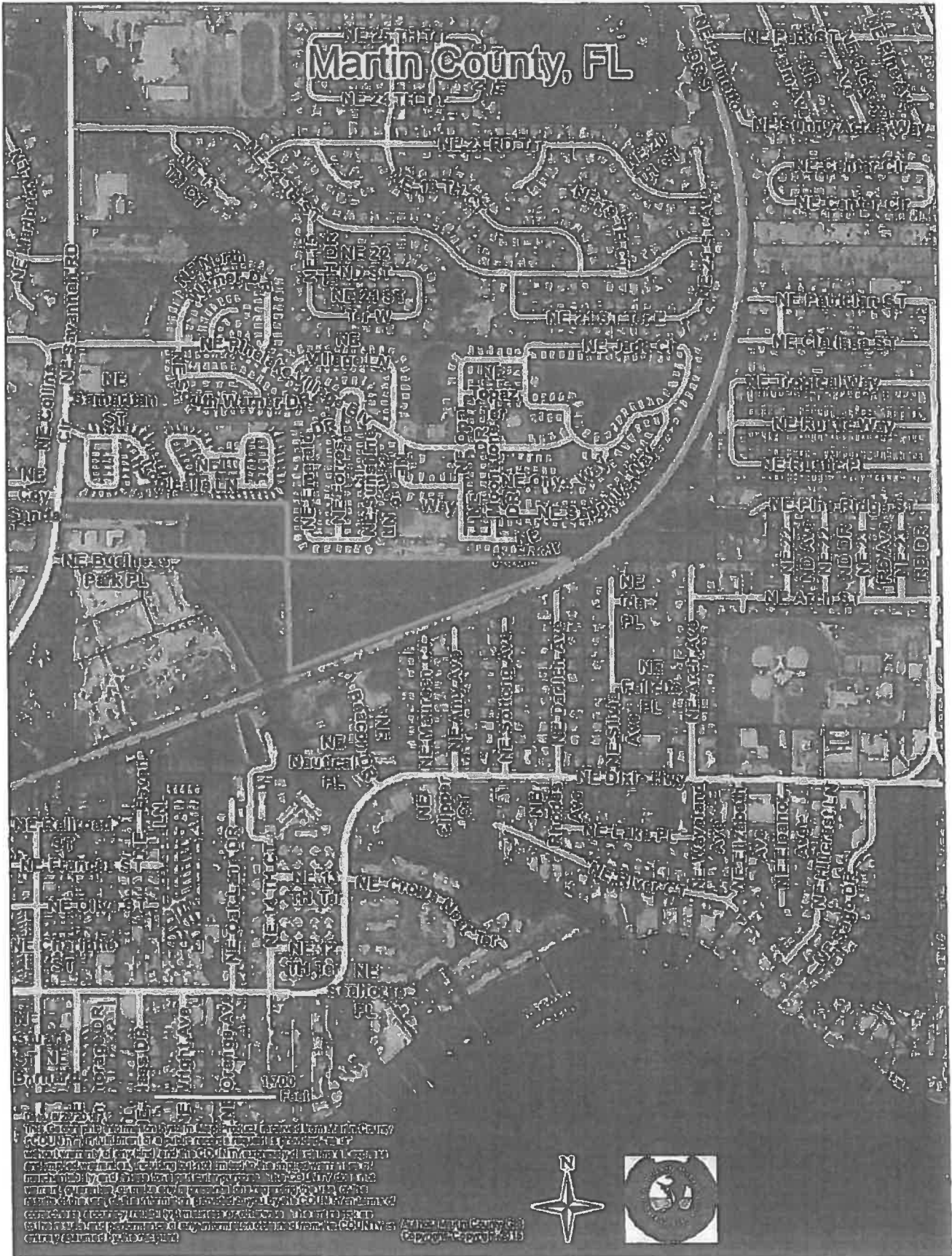
(772) 324-7000 Fax (772) 324-7000  
 (772) 447-1234 Fax (772) 447-1234  
 (561) 634-0221 Fax (561) 634-0221



**Savannah Apartments**  
 Martin County, Florida











**FLORIDA LAND COVER CLASSIFICATION SYSTEM**

1312-SCRUBBY FLATWOODS

1213-SAND PINE SCRUB

1311-MESIC FLATWOODS

73-BRAZILIAN PEPPER

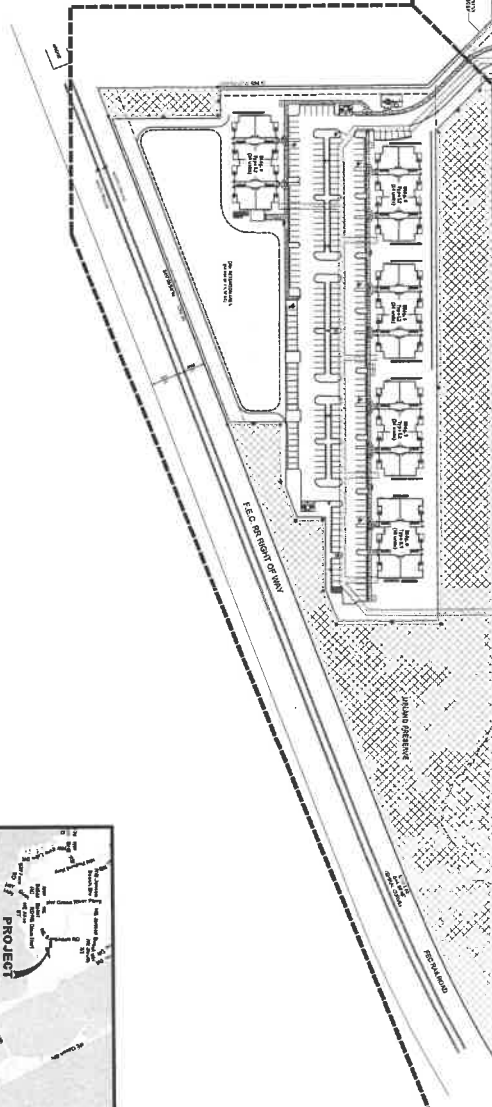
72-MELALEUCA

422-DITCH (OSW)



**Lucido & Associates**  
Land Planning / Landscape Architecture  
1000 Avenue A, Suite 200, Fort Myers, Florida 33901  
(941) 336-2000, Fax (941) 336-2005  
(941) 336-2001, Fax (941) 336-2002  
1000 Avenue A, Suite 200, Fort Myers, Florida 33901  
(941) 336-2000, Fax (941) 336-2005  
(941) 336-2001, Fax (941) 336-2002

## SHEET 3 OF 3



### COR-2 SITE DATA

Future Land Use:	Commercial Office Residential
Total Site Area:	379,383 sf 8.71 ac
Total Units:	85 units
Product Type:	Multi-Family
Gross Density:	10 units per acre
Net Building Height:	10 to 13 ft
Garage:	30'
Clubhouse:	30'
Min. Structure Setback:	30'
Front (one story):	35'
Side (one story):	20'
Rear (one story):	20'
Side (three story):	20'
Minimum Building Separation:	15'
Firewise Defensible Space:	30'

### RM-8 SITE DATA

Future Land Use:	Medium Density Residential
Total Site Area:	622,908 sf 14.30 ac
Total Units:	112 units
Product Type:	Multi-Family
Gross Density:	8 units per acre
Net Building Height:	8 to 10 ft
Garage:	40'
Clubhouse:	40'
Min. Structure Setback:	30'
Front (Three-Story):	25'
Rear (Three-Story):	30'
Side (Three-Story):	20'
Minimum Building Separation:	15'
Firewise Defensible Space:	30'

### OPEN SPACE SITE DATA

Total Site Area:	23.01 ac.
Required Open Space:	11.5 ac. (50%)
Provided Open Space:	14.55 ac. (63.2%)
Landscaped Areas:	5.57 ac.
Retention Areas:	2.66 ac.
Upland Preserve:	5.50 ac.
Excess Upland Restoration:	0.42 ac.

### PRESERVE DATA

Total Site Area:	1,002,291 sf 23.01 ac.
Other Surface Waters:	58,342 sf 1.36 ac.
Net Upland:	943,949 sf 21.65 ac.
Required Preserve @ 25%:	235,980 sf 5.41 ac.
Provided Preserve:	281,878 sf 6.42 ac.
Stand Firm Scrub:	21,700 sf 0.50 ac.
Misc. Habitats:	18,295 sf 0.42 ac.
Preserve Restoration:	18,295 sf 0.42 ac.
* As Determined by SW-MMD	

### PARKING DATA

Total Units:	197 units
Required Parking @ 2 spaces per unit:	394 spaces
Provided Parking:	430*
-Standard:	388
-Garage:	32 (includes 1 Handicap)
-Handicap:	10
* Parking provided is within 10% of the parking required per Section 4.02M.2	

### OVERALL SITE DATA

Total Site Area:	1,002,291 sf 23.01 ac.
Impervious Area:	588,579 sf 13.40 ac. (58.8%)
Permeable Area (includes Garage):	413,712 sf 9.61 ac.
Permeable Area (includes Clubhouse):	32,234 sf 0.74 ac.
Wetland:	1,000 sf 0.02 ac.
Pool:	44,144 sf 1.01 ac.
Swimming Deck, Common Areas:	633,712 sf 14.55 ac. (63.2%)
Play Areas:	258,878 sf 5.97 ac.
Retention Areas:	115,690 sf 2.66 ac.
Upland Preserve:	238,718 sf 5.50 ac.
Excess Upland Restoration:	18,226 sf 0.42 ac.

1. Stormwater Management areas shall be maintained with planted native vegetation by permittee.
2. Preserve areas may not be altered except in compliance with the preserve area management plan approved by Martin County.
3. Construction activities shall be limited to the areas designated for construction and shall be limited to the areas of a Certificate of Occupancy. (Refer to CO Planning Plan).
4. Upland preserves shall be protected from encroachment, construction and other activities by providing a minimum 10' setback from all proposed structures. Encroachment and all activities must maintain a minimum 60' setback from preserve areas. The maximum setback shall be determined by the permittee.
5. All structures to be a minimum of 6' in width.
6. All buildings to have five sprinklers.
7. The primary structure or attached secondary structure shall be constructed within the 30' defensible space.
8. The primary structure or attached secondary structure shall be constructed within the 30' defensible space.
9. Stormwater Management areas to be maintained with planted native vegetation, in perpetuity.

### BUILDING MATRIX

Building	Units	Area	Type	Max. Height	Permitted Height
Building 1	1	12	1.2 Bedroom Units	30'	30'
Building 2	1	12	1.2 Bedroom Units	30'	30'
Building 3	1	12	1.2 Bedroom Units	30'	30'
Building 4	1	12	1.2 Bedroom Units	30'	30'
Building 5	1	12	1.2 Bedroom Units	30'	30'
Building 6	1	12	1.2 Bedroom Units	30'	30'
Building 7	1	12	1.2 Bedroom Units	30'	30'
Building 8	1	12	1.2 Bedroom Units	30'	30'
Building 9	1	12	1.2 Bedroom Units	30'	30'
Building 10	1	12	1.2 Bedroom Units	30'	30'
Building 11	1	12	1.2 Bedroom Units	30'	30'
Building 12	1	12	1.2 Bedroom Units	30'	30'
Building 13	1	12	1.2 Bedroom Units	30'	30'
Building 14	1	12	1.2 Bedroom Units	30'	30'
Building 15	1	12	1.2 Bedroom Units	30'	30'
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Building 19	1	12	1.2 Bedroom Units	30'	30'
Building 20	1	12	1.2 Bedroom Units	30'	30'
Building 21	1	12	1.2 Bedroom Units	30'	30'
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Building 98	1	12	1.2 Bedroom Units	30'	30'
Building 99	1	12	1.2 Bedroom Units	30'	30'
Building 100	1	12	1.2 Bedroom Units	30'	30'

### LEGEND

- Upland Preserve
- Excess Upland
- Restoration Area
- Blanket Easement to Martin County for Drainage, Access and Utilities
- Martin County Utility Easement



**The Reserve at Jensen Beach**  
Revised Master / Final Site Plan  
Jensen Beach, Martin County, Florida

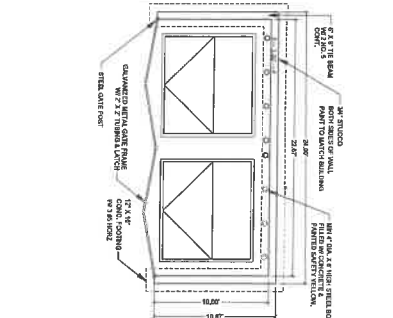
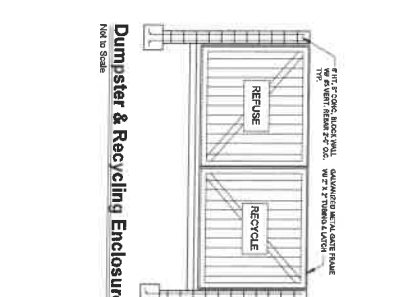
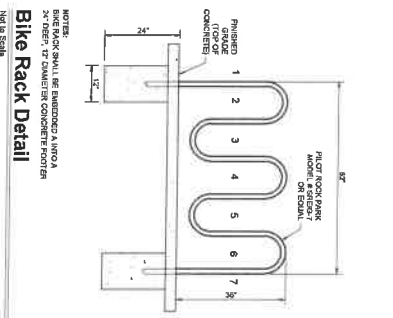
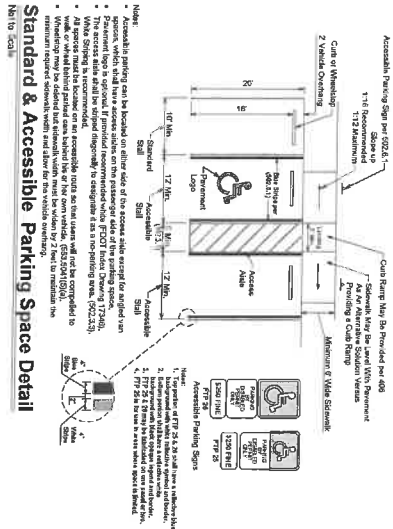
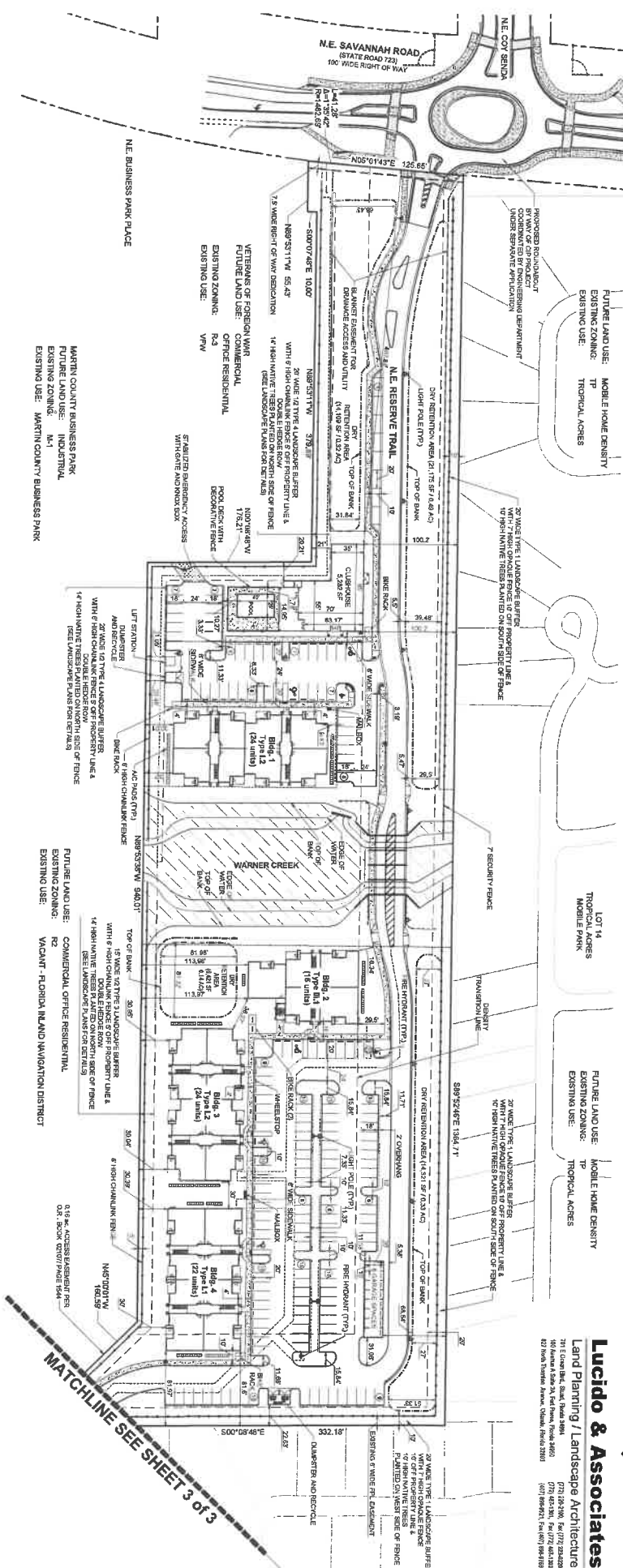
Scale: 1" = 100'  
Drawn By: A.L.C.  
Checked By: T.C.  
Computer Plot: B-070  
Project Number: 05382255

1 of 3



# Lucido & Associates

Land Planning / Landscape Architecture  
275 E. Glades Road, Suite 100, Fort Lauderdale, FL 33304  
(954) 576-1000, Fax (954) 576-1001  
www.lucidoassociates.com



**The Reserve at Jensen Beach**  
Revised Master / Final Site Plan  
Jensen Beach, Martin County, Florida

Scale: 1" = 40'  
Drawn by: A.L.C.  
Checked by: T.L.C.  
Computer: AutoCAD  
Project Number: 003307006

DATE: 08/13/2006

2 of 3





# Lucido & associates

August 30, 2018

Via Certified Mail  
Return Receipt Requested  
7005 1160 0004 1896 1704

Mr. Allen Webb  
United States Fish & Wildlife Service  
1339 20<sup>th</sup> Street  
Vero Beach, FL 32960

RE: The Reserve at Jensen Beach, Martin County, Florida  
(Our Ref. #18-021)

Dear Mr. Webb:

The above-referenced project is currently under review by the Martin County Growth Management Department. Pursuant to Martin County's request to coordinate listed species protection with your office, please find enclosed the Preserve Area Management Plan and the proposed final site plan.

This letter and the returned receipt from your office will be provided to Martin County to document coordination with your agency. Please review the materials enclosed and provide comments, if applicable. If you have questions, please feel free to contact me.

Sincerely,

*M. Crady*  
Morris A. Crady, AICP  
Senior Vice President

/s/

Enclosure

CC: Darryl Deleeuw, Martin County Environmental Administrator (w/o enc.)  
Jane Chabre, FFWCC (w/o enc.)

Lucido & Associates 701 SE Ocean Boulevard  
Tel 772.220.2100 Fax 772.223.0220 web www

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits. #18-02134</p> <p>1. Article Addressed to: MR. Allen Webb United States Fish &amp; Wildlife Service 1339 20th Street Vero Beach, FL 32960</p>		<p>A. Signature <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) J. Camp</p> <p>C. Date of Delivery 9-4-18</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label) 7005 1160 0004 1896 1704</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>	

# Lucido & associates

August 30, 2018

Via Certified Mail,  
Return Receipt Requested  
7005 1160 0004 1896 1711

Ms. Jane Chabre  
Florida Fish & Wildlife Conservation Commission  
Mailbox 5B5  
620 S. Meridian Street  
Tallahassee, FL 32399-1600

RE: The Reserve at Jensen Beach, Martin County, Florida  
(Our Ref. #18-021)

Dear Ms. Chabre:

The above-referenced project is currently under review by the Martin County Growth Management Department. Pursuant to Martin County's request to coordinate listed species protection with your office, please find enclosed the Preserve Area Management Plan and the proposed final site plan.

This letter and the returned receipt from your office will be provided to Martin County to document coordination with your agency. Please review the materials enclosed and provide comments, if applicable. If you have questions, please feel free to contact me.

Sincerely,



Morris A. Crady, AICP  
Senior Vice President

/s/

Enclosure

CC: Darryl Deleeuw, Martin County Environmental Administrator (w/o enc.)  
Allen Webb, USFWS (w/o enc.)

Lucido & Associates 701 SE Ocean Boulevard  
Tallahassee, FL 32309-2100  
Tel: 772.220.2100 Fax: 772.223.0220 web

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits. 18-021 SL</p> <p>1. Article Addressed to: Ms. Jane Chabre Florida Fish &amp; Wildlife Conservation Commission Mailbox 5B5 620 S. Meridian St. Tallahassee, FL 32399-1600</p> <p>2. Article Number (Transfer from service label) 7005 1160 0004 1896 1711</p>	<p>A. Signature X  <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Cheley Parkhurst</p> <p>C. Date of Delivery 9/15/18</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type  <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)  <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation  <input type="checkbox"/> Signature Confirmation Restricted Delivery </p>

PS Form 3811, July 2016 PSN 7630-02-000-9053

Domestic Return Receipt



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

April 25, 2018

*\* Delivered via email*

David Christenson  
Davelu LLC  
759 South Federal Highway  
Stuart, FL 34994

**Subject: River's Edge Apartments**  
**Application No. 180410-464**  
**Informal Wetland Determination No. 43-100226-P**  
**Martin County**

Dear Mr. Christenson:

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. A site inspection was conducted on April 19, 2018.

Based on the information provided and the results of the site inspection, jurisdictional other surface waters as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit 2, attached, identifies the boundaries of the property inspected and the approximate landward limits of the other surface waters.

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,

Barbara Conmy  
Section Leader

c: Daniel Saskowsky, Daniel M Saskowsky Environmentalconsultant \*  
Lucido and Associates \*

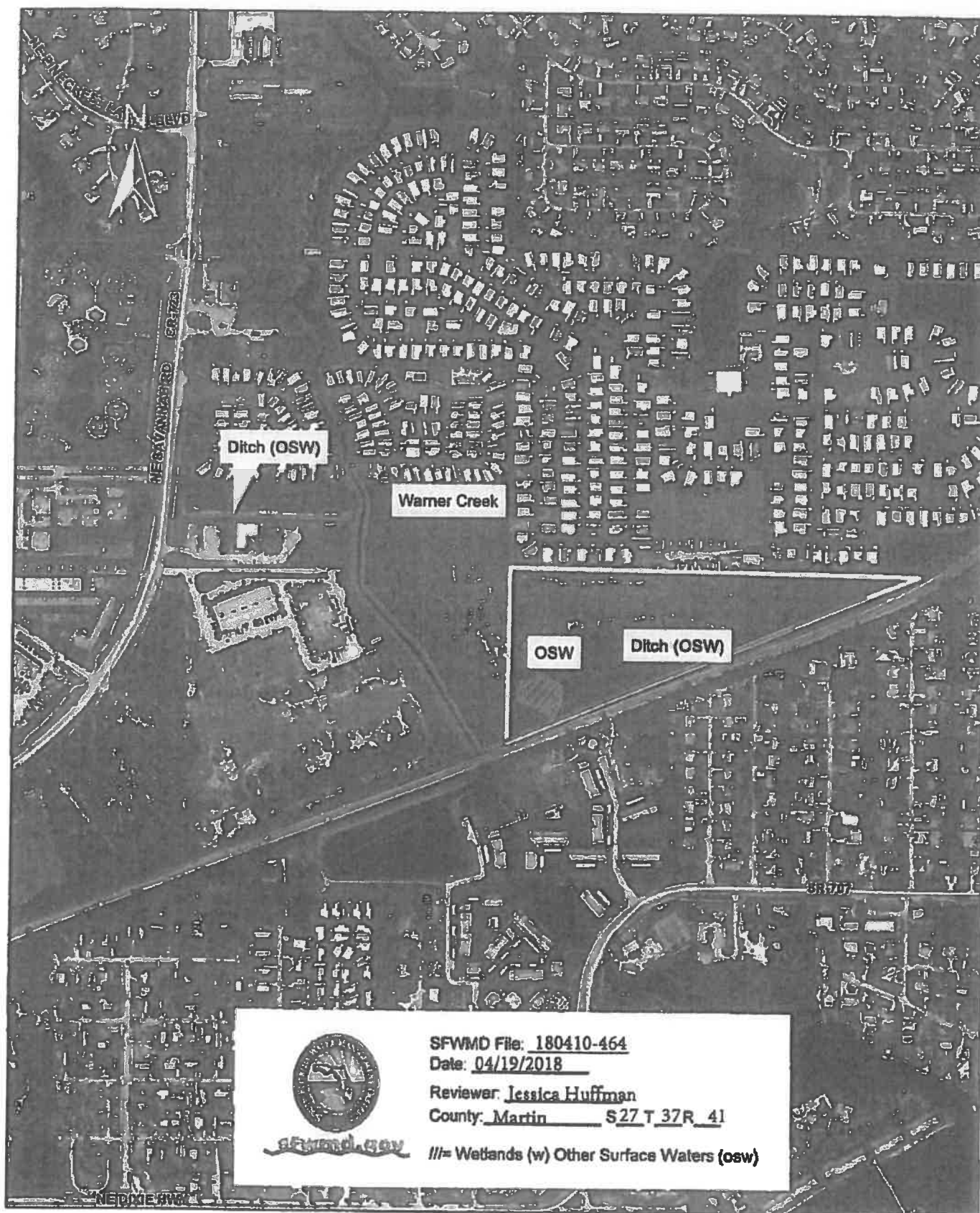
River's Edge Apartments  
Application No. 180410-464 / Permit No. 43-100226-P  
Page 2

### 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 180410-464.

Exhibit 1

Exhibit 2



**SASKOWSKY & ASSOCIATES, INC.**  
**ECOLOGICAL CONSULTANTS**  
**ECOLOGICAL SURVEYS & ASSESSMENTS**  
**PRESERVE AREA MANAGEMENT PLANS**  
**HABITAT RESTORATION**  
**WILDLIFE SURVEYS**

**GOPHER TORTOISE/LISTED SPECIES SURVEY:**  
**THE RESERVE@JENSEN BEACH**  
**Jensen Beach, Florida**

**INTRODUCTION**

A gopher tortoise/listed species survey was conducted on the subject property between July 25 and August 2, 2018. The Gopher tortoise survey was conducted in accordance with the scientific methodology and techniques outlined in *Wildlife Methodology Guidelines* and in *Ecology & Habitat Protection Needs of Gopher Tortoise Populations Found on Lands Slated for Development in Florida* published by the Florida Wildlife Commission (FWC). Also utilized was *Procedures for Conducting Accurate Burrow Surveys* published by Ashton Biodiversity Research and Preservation Institute.

**METHODOLOGY**


Methodology employed was parallel line transects walked at ten-meter intervals or as otherwise adjusted based on specific site conditions.

**SITE CONDITIONS**

The approximately 22-acre site consists of Sand Pine Scrub (FLCCS #1213), Mesic Flatwoods (FLCCS #1311), OSWs (other surface waters), and disturbed/cleared areas.

**RESULTS**

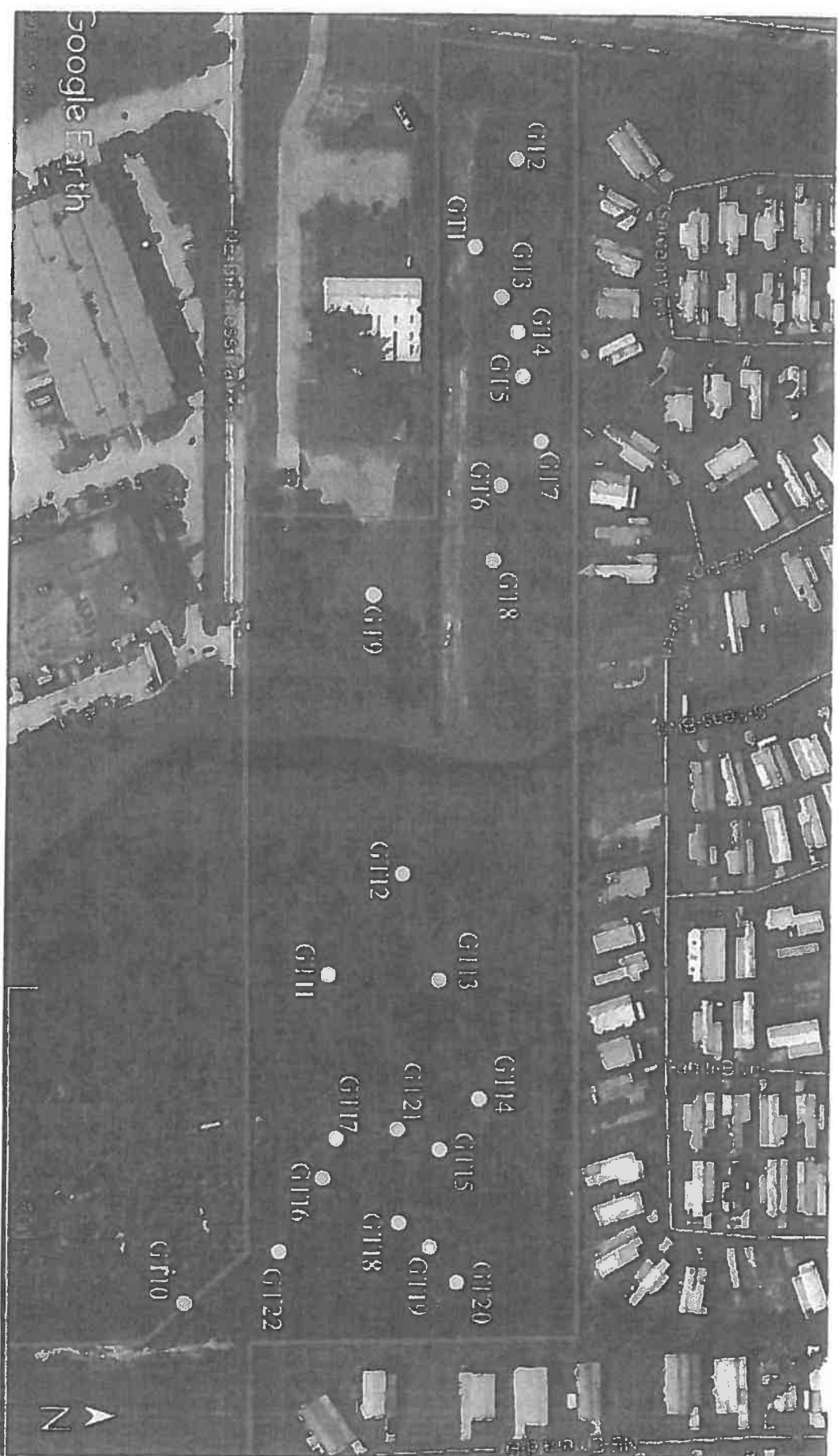
The survey located and flagged 63 potentially occupied gopher tortoise burrows. During the gopher tortoise survey, a representative sampling of lichens was conducted when encountered. There were no perforated lichens (*Cladonia perforata*) observed during the tortoise survey. In addition, four-petal paw-paw (*Asimina tetramera*) was not encountered during the gopher tortoise survey.

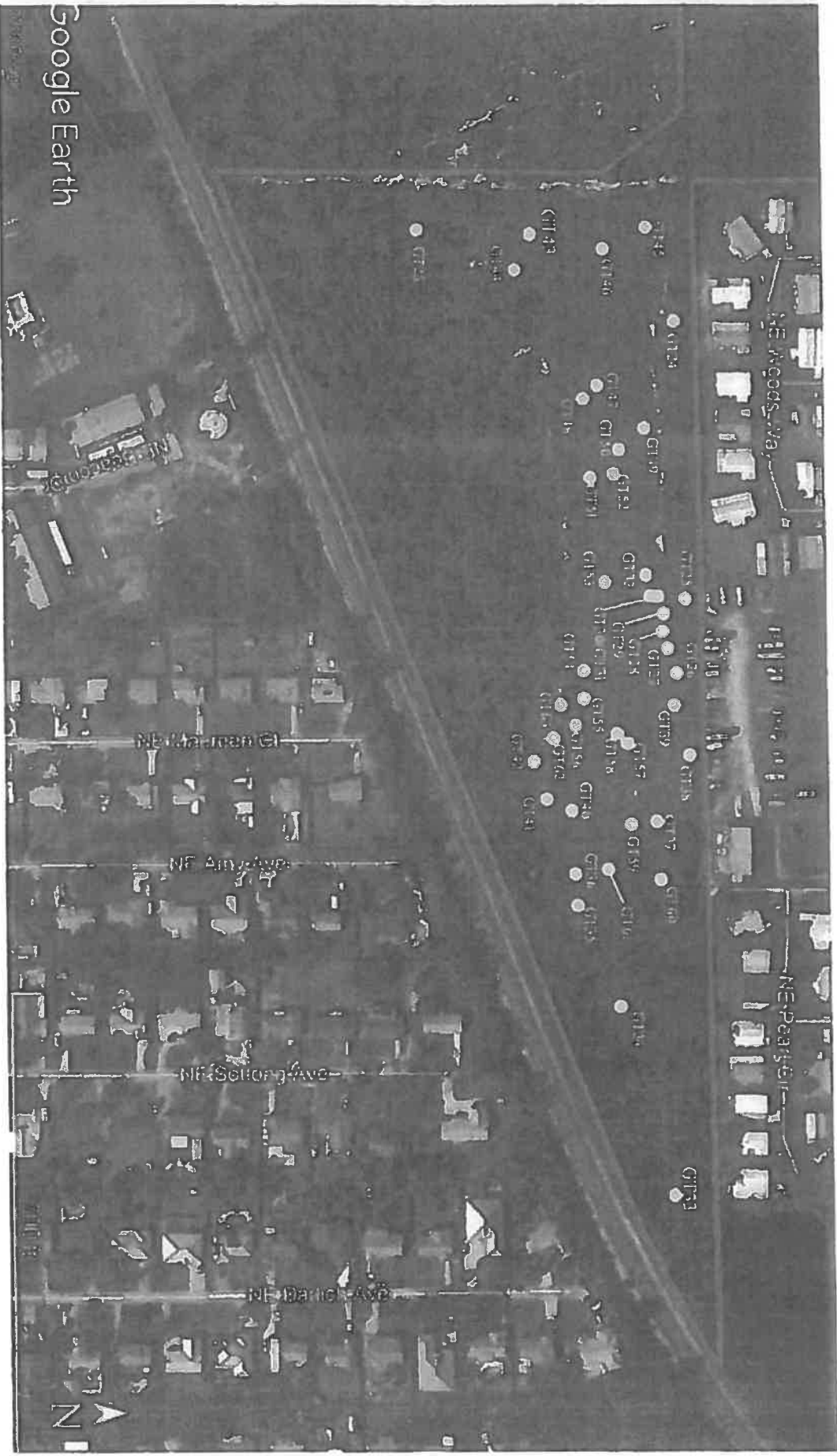
Signed:   
 Daniel M. Saskowsky, President  
 Saskowsky & Associates, Inc.

Date: 8-20-2018

4639 SE Glenridge Trail  
 Stuart, Florida 34997

Phone: 772-283-3490 772-708-6641  
 e-mail: dsaskowsky@bellsouth.net





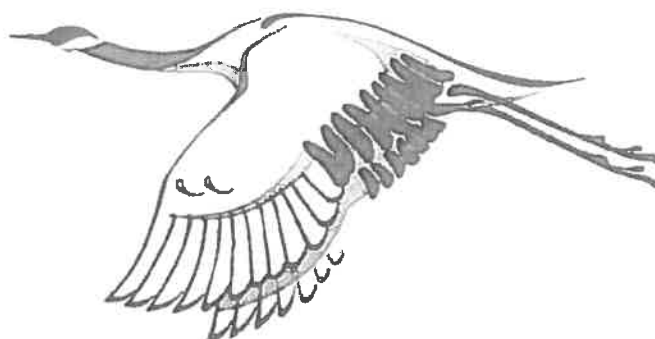


# RIVER'S EDGE APARTMENTS PROJECT SITE

JENSEN BEACH, MARTIN COUNTY, FLORIDA

## FLORIDA SCRUB-JAY SURVEY

March 2018



**Prepared for:**

**Stephen Cohen, Qualifier, Secretary  
LC Construction Florida, Inc.  
3541 NW 88<sup>th</sup> Drive, Unit 103  
Coral Springs, Florida 33065  
E-Mail: [scohen@capanoinc.com](mailto:scohen@capanoinc.com)**

**Prepared by:**

**Hobe Sound  
Environmental Consultants, Inc.  
9512 S.E. Duncan Street  
Hobe Sound, FL 33455  
(772) 545-3676  
E-Mail: [bobhsenv@gmail.com](mailto:bobhsenv@gmail.com)**

*NOTE: This Report, together with the concepts and design presented herein, as an instrument of service, is intended only for the specific purpose and Client for which it was prepared. Reuse of and improper reliance on this Report without written authorization and adaptation by Hobe Sound Environmental Consultants, Inc. shall be without liability to Hobe Sound Environmental Consultants, Inc.*

**FLORIDA SCRUB-JAY SURVEY**  
**(*Aphelocoma coerulescens coerulescens*)**  
 Conducted at  
**RIVER'S EDGE APARTMENTS**

## **1.00 INTRODUCTION**

The following Florida Scrub-Jay Report of the LC Construction Florida, Inc., (FKA River's Edge Apartments) project site has been prepared by Hobe Sound Environmental Consultants, Inc. (HSE). The site consists of approximately 23.16 acres of land located south of Jensen Beach Blvd., east of Indian River Drive, north of NE Dixie Highway and west of NE Savannah Road (**Appendix A: Figures 1 - 3 of 8**) in Jensen Beach, Florida. The site is located in Section 27, Township 37S, Range 41E, Jensen Beach, Martin County, Florida. Legal Description for parcel ID number 27-37-41-007-000-00150-0: DESTEUBEN'S, N 5 AC OF S 10 AC OF SW 1/4 OF NW 1/4 (LOT 15) & N 10' OF ELY 660' OF LOT 16 (LESS S 10' OF WLY 660' OF LOT 15) OR 339/502 & THAT PART OF N 1/2 OF SEC 28 ADJ TO W/LN E OF SR 723. Legal Description for parcel ID number 27-37-41-007-000-00161-0: DESTEUBEN'S, THE E 940 OF THE FOLLOWING: LOT 16 (LESS N 10' OF E 660' AND THE S 10' OF THE FOLLOWING: W 660' OF LOT 15 & S 166.25' OF NE 1/4 OF SEC 28-37-41 LYING E OF SR 723. Legal Description for parcel ID number 27-37-41-005-000-00020-0: CLEVELAND'S, LOTS 3 TO 8 INC N OF RY. According to the USGS St. Lucie Inlet, Florida Quadrangle, 7.5 minute series, Topographic Map (**Appendix A: Figure 4 of 8**), elevation of the project site ranges from approximately 4' - 20' NGVD.

Hobe Sound Environmental Consultants, Inc. (HSE) was retained by LC Construction Florida, Inc. to conduct a Florida scrub-jay survey, since all three scrub-jay habitat types are present within the project site. This report documents the methodologies and results of the Florida scrub-jay survey that HSE biologists conducted from 01 March through 05 March 2018.

## **2.00 METHODOLOGIES**

HSE biologists conducted a Florida scrub-jay survey according to protocol set forth in *Ecological and Development-Related Habitat Requirements of the Florida Scrub-jay (Aphelocoma coerulescens coerulescens)*, Non-Game Wildlife Program Technical Report #8, Office of Environmental Services, Florida Game and Fresh Water Fish Commission, April 1991 and updated 24 August 2007. HSE biologists established three (3) transect locations (**Appendix A: Figure 5 of 8, Table 1**) within the boundaries of the subject property.

1. Biologists played Florida scrub-jay calls at a total of nine (9) playback stations located along the transects (**Appendix A: Figure 5 of 8**).
2. At each playback station, biologists played scrub-jay territorial scolds, including the female "hiccup" call, for not less than one (1) minute in all four

directions of a compass.

3. The calls were played on a good-quality, hand-held speaker system and broadcast at full volume.
4. The Florida scrub-jay survey was conducted for five (5) consecutive days from 01 March through 05 March 2018.
5. The survey was conducted on calm, clear days.
6. The survey began approximately one (1) hour after sunrise, and was terminated prior to midday (refer to **Appendix B, Florida Scrub-Jay Survey Field Data Sheets**).
7. Biologists traversed the transects by foot.
8. Biologists of HSE mapped the on-site vegetation using the *Florida Land Use, Cover, and Forms Classification System (FLUCFCS)*, Handbook, January 1999, Florida Department of Transportation, Surveying and Mapping Office, Geographic Mapping Section (**Appendix A: Figure 6 of 8**).
9. Florida scrub-jay habitat types (I, II or III) were mapped (**Appendix A: Figure 7 of 8**), if appropriate, based upon the following criteria:
  - (a) Type I habitat is any upland plant community in which the substrate contains 15 percent or more scrub oak species. This habitat typically includes xeric oak scrub, scrubby pine flatwoods, scrubby coastal strand, or sand pine scrub.
  - (b) Type II habitat is any community not meeting the definition of Type I habitat in which one or more scrub oak species is represented.
  - (c) Type III habitat is any upland or seasonally dry wetland within 1/4 mile of any area designated as Type I or Type II habitat.
10. The project site soils (**Appendix A: Figure 8 of 8**) were mapped according to the *Soil Survey of Martin County Area, Florida*, Soil Conservation Service, March 1980 and the USDA Natural Resource Conservation Service, Web Soil Survey (<http://websoilsurvey.sc.egov.usda.gov/>).

### 3.00 RESULTS

#### 3.01 Scrub-jay Observations

No scrub-jays were observed within the project site, although there are approximately 12.22 acres of Type I, 3.42 acres of Type II and 7.52 acres of Type III habitat on the project site.

#### 3.02 Site Vegetation

Vegetation associations present within the project boundaries were mapped using Levels II and III of FLUCFCS. The classifications used represent the closest facsimile possible to the natural community present. The FLUCFCS map is depicted in Figure 6 of 8. Classifications depicted on the map are described below.

##### 3.02.01 411 - Pine Flatwoods (+/- 3.42 acres)

This designation covers a small portion within the south-central portion of the southern parcel. Vegetation includes slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), Brazilian pepper (*Schinus terebinthifolius*), muscadine grapevine (*Vitis rotundifolia*), earleaf acacia (*Acacia auriculiformis*), melaleuca (*Melaleuca quinquenervia*), rosary pea (*Abrus precatorius*), running oak (*Quercus punila*), sand live oak (*Quercus geminata*), laurel oak (*Quercus laurifolia*) and tallow wood (*Ximenia americana*).

##### 3.02.02 413 - Sand Pine (+/- 1.71 acres)

This classification can be found in the northern parcel just north of the ditch. The canopy is dominated by sand pine (*Pinus clausa*). Other vegetation found within this classification include saw palmetto, cabbage palm, Florida tasselflower (*Emilia fosbergii*), greenbrier (*Smilax sp.*), slash pine, sand live oak, live oak (*Quercus virginiana*), scrub oak (*Quercus inopina*), myrtle oak (*Quercus myrtifolia*), Darlington oak (*Quercus hemisphaerica*), rosary pea, umbrella tree (*Schefflera actinophylla*), prickly pear (*Opuntia humifusa*) and tallow wood.

##### 3.02.03 421 - Xeric Oak (+/- 10.51 acres)

This designation encompasses about half the site and is dominated by various oaks such as running oak, sand live oak, myrtle oak, scrub oak, live oak and Darlington oak. Other vegetation found within this classification includes but is not limited to both slash and sand pine, saw palmetto, tallow wood, cabbage palm, Brazilian pepper, shiny lyonia (*Lyonia lucida*), perforated reindeer lichen (*Cladonia perforata*), large-flowered false rosemary (*Conradina grandiflora*), nodding pinweed (*Lechea cernua*), greenbrier and muscadine grapevine.

**TABLE I. FLORIDA SCRUB-JAY CALL STATION LOCATIONS FOR RIVER'S EDGE APARTMENTS PROJECT SITE**

Station ID #	GPS coordinates	GPS coordinate	distance from previous station
<b>TRANSECT #1</b>			
T1-CS1	LATITUDE: 27°13'38.870"	LONGITUDE: -80°14'10.393"	0'
T1-CS2	LATITUDE: 27°13'38.675"	LONGITUDE: -80°14'06.930"	313.25'
T1-CS3	LATITUDE: 27°13'37.318"	LONGITUDE: -80°14'03.618"	329.47'
<b>TRANSECT #2</b>			
T2-CS1	LATITUDE: 27°13'37.970"	LONGITUDE: -80°13'58.701"	450.46'
T2-CS2	LATITUDE: 27°13'35.090"	LONGITUDE: -80°13'56.379"	361.66'
T2-CS3	LATITUDE: 27°13'32.494"	LONGITUDE: -80°13'55.245"	280.48'
<b>TRANSECT #3</b>			
T2-CS1	LATITUDE: 27°13'34.560"	LONGITUDE: -80°13'51.033"	433.74'
T2-CS2	LATITUDE: 27°13'33.945"	LONGITUDE: -80°13'45.485"	502.91'
T2-CS3	LATITUDE: 27°13'35.291"	LONGITUDE: -80°13'39.401"	567.49'

**3.02.04      422 - Brazilian Pepper (+/- 2.40 acres)**

This designation is located mostly around the edges of the project site. Vegetation includes Brazilian pepper, cabbage palm, grapevine, greenbrier and swamp fern (*Blechnum serrulatum*).

**3.02.05      422/424 - Brazilian Pepper and Melaleuca (+/- 0.93 acres)**

This category surrounds the on-site wetland. Additional vegetation includes but is not limited to cabbage palm, saw palmetto, greenbrier and muscadine grapevine, with minimal swamp fern.

**3.02.06      510 - Ditch (+/- 1.99 acres)**

This designation includes linear water bodies, including ditches. There are currently three (3) ditches that occur on-site, one of which is Warner Creek. Vegetation includes Brazilian pepper, melaleuca, grapevine, greenbrier, swamp fern, saw palmetto and cabbage palm.

**3.02.07      619 - Exotic Mixed Hardwoods (± 0.64 acres)**

This is a small wetland dominated by melaleuca, Brazilian pepper, earleaf acacia, rosary pea and swamp fern with minimal slash pine.

**3.02.08      740 - Disturbed Lands (+/- 1.56 acres)**

This designation includes the property behind Veterans of Foreign Wars clubhouse in the north parcel and the eastern tip of the south parcel. These areas have minimal native vegetation and contain a large amount of trash. Vegetation observed in these areas include Brazilian pepper, saw palmetto, creeping oxeye (*Sphagneticola trilobata*), swamp fern, umbrella tree, greenbrier and rosary pea.

There are approximately 12.22 acres of Type I habitat with various oak species at ±15% coverage located within the xeric oak and sand pine habitats. Approximately 3.42 acres of Type II habitat exists on-site, however there are very few open canopy areas and minimal high quality scrub-jay habitat within this classification. The project site also contains 7.52 acres of Type III scrub-jay habitat.

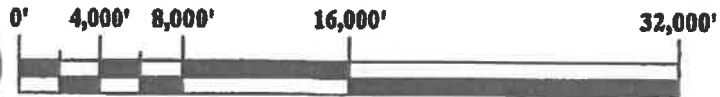
**4.00      CONCLUSIONS**

- No scrub-jays were located on-site during the five-day scrub-jay survey.
- About half of the project site contains good quality Type I scrub-jay habitat. The other half of the site is made up of Type II & III habitat that has minimal open canopy and has been encroached by exotic species.

NOT A SURVEY



NORTH



SCALE: 1" = 8,000'

**DIRECTIONS:**

	Dist	Turn	Read	Dist	Total Time	Total Dist
		Start	at 140° N		00:00:00	0 00 mi
		Go straight (N-W)	on 140° N (SE-3)		00:00:00	0 00 mi
	0.00 mi	Keep right (N)	on to SR 76 (SW Kanner Hwy) ramp	101	00:00:03	0 00 mi
	0.36 mi	Keep right (N)	on to SR 76 (SW Kanner Hwy) ramp		00:00:06	0.47 mi
	0.15 mi	Keep right (N)	on to SR 76 (SW Kanner Hwy)		00:00:46	0 67 mi
	0.54 mi	Go straight (N)	on to SR 8 (Colorado Ave)		00:18:40	0 41 mi
	0.44 mi	Go straight (N-W)	on to CR A1A (SE Dole Hwy)		00:11:51	0 55 mi
	0.38 mi	Go straight (N)	on to N.D. or Hwy (NW Dole Hwy)	100	00:12:12	0 57 mi
	0.55 mi	Keep left (NE)	on to NW Dole Hwy		00:15:21	0 58 mi
	0.56 mi	Go straight (NE)	on to NE Dole Hwy		00:17:40	0 59 mi
	0.17 mi	Go straight (NE)	on to CR 723 (NE Savannah Rd)		00:18:07	0 59 mi
	0.64 mi	Finish	at CR 723		00:20:23	1 00 mi

Total Time: 00:20:23 Total Distance: 1.00 mi

SOURCE: DELORME STREET ATLAS USA 2015 PLUS

PARCEL ID # 27-37-11-005-000-00820-0, 27-37-11-007-000-00150-0 AND 27-37-11-017-000-00161-0

MARTIN COUNTY FLORIDA	SEC. 27	TWP. 37S	R. 41E	HSE JOB NO.: 18-009.01	DRAWING NAME: 01- VICINITY.DWG	DATE: 05 MARCH 2018	APPENDIX A FIGURE: 1 OF 8
LATITUDE: N27° 13' 34.680"		LONGITUDE: W80° 13' 52.202"		DESIGNED BY: RLW	DRAWN BY: ACE	CHECKED BY: FRP	

**RIVER'S EDGE APARTMENTS**  
**JENSEN BEACH, MARTIN COUNTY, FLORIDA**  
**FLORIDA SCRUB-JAY (*Aphelocoma coerulescens*) SURVEY**  
**PROJECT VICINITY MAP**

**HSE**

Hobe Sound Environmental Consultants Inc.  
 9512 SE Duncan Street  
 Hobe Sound, FL 33455  
 (772) 545-3676, E-mail: bobhsenv@gmail.com

THIS DRAWING, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.

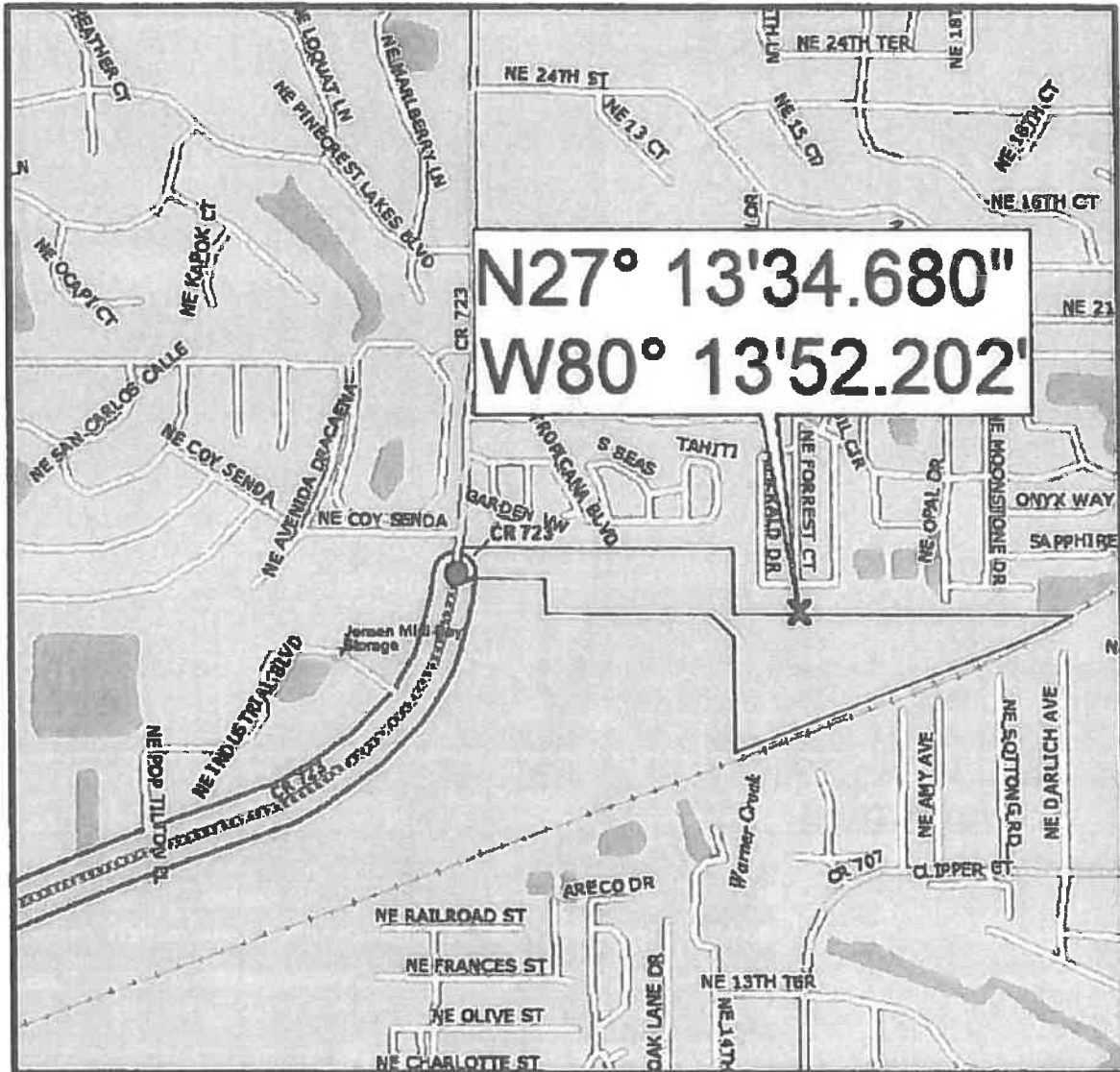
NOT A SURVEY



NORTH



SCALE: 1" = 800'

SOURCE: DELORME STREET ATLAS USA 2015 PLUS  
BOUNDARY SOURCE: CAPTEC

PARCEL ID # 27-37-41-005-000-00020-0, 27-37-41-007-000-00150-0 AND 27-37-41-007-000-00161-0

MARTIN COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 18-009.01	DRAWING NAME: 02- LOCATION.DWG	DATE: 05 MARCH 2018	APPENDIX A FIGURE: 2 OF 8
	27	37S	41E				
LATITUDE: N27° 13' 34.680"		LONGITUDE: W080° 13' 52.202"			DESIGNED BY: RLW	DRAWN BY: ACE	CHECKED BY: FRP
<b>RIVER'S EDGE APARTMENTS</b> <b>JENSEN BEACH, MARTIN COUNTY, FLORIDA</b> <b>FLORIDA SCRUB-JAY (<i>Aphelocoma coerulescens</i>) SURVEY</b> <b>PROJECT LOCATION MAP</b>					<div><div>H S E</div><div><b>Hobe Sound Environmental Consultants Inc.</b> 9512 SE Duncan Street Hobe Sound, FL. 33455 (772) 545-3676, E-mail: bobhsenv@gmail.com</div></div>		

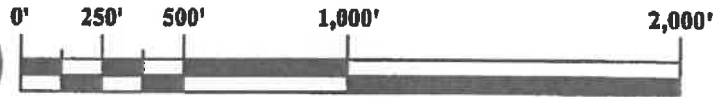
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NOT A SURVEY



NORTH



SCALE: 1" = 500'

SOURCE: 2016 MARTIN COUNTY AERIAL PHOTOGRAPH, FDOT, SIDS  
BOUNDARY SOURCE: CAPTEC

PARCEL ID # 27-37-41-005-000-00020-0, 27-37-41-007-000-00150-0 AND 27-37-41-007-000-00161-0

MARTIN COUNTY FLORIDA	SEC. 27	TWP. 37S	R. 41E	HSE JOB NO.: 18-009.01	DRAWING NAME: 03-AERAIL.DWG	DATE: 05 MARCH 2018	APPENDIX A FIGURE: 3 OF 8
LATITUDE: N27° 13' 34.680"		LONGITUDE: W080° 13' 52.202"		DESIGNED BY: RLW	DRAWN BY: ACE	CHECKED BY: FRP	

**RIVER'S EDGE APARTMENTS**  
**JENSEN BEACH, MARTIN COUNTY, FLORIDA**  
**FLORIDA SCRUB-JAY (*Aphelocoma coerulescens*) SURVEY**  
**2016 AERIAL PHOTOGRAPH**



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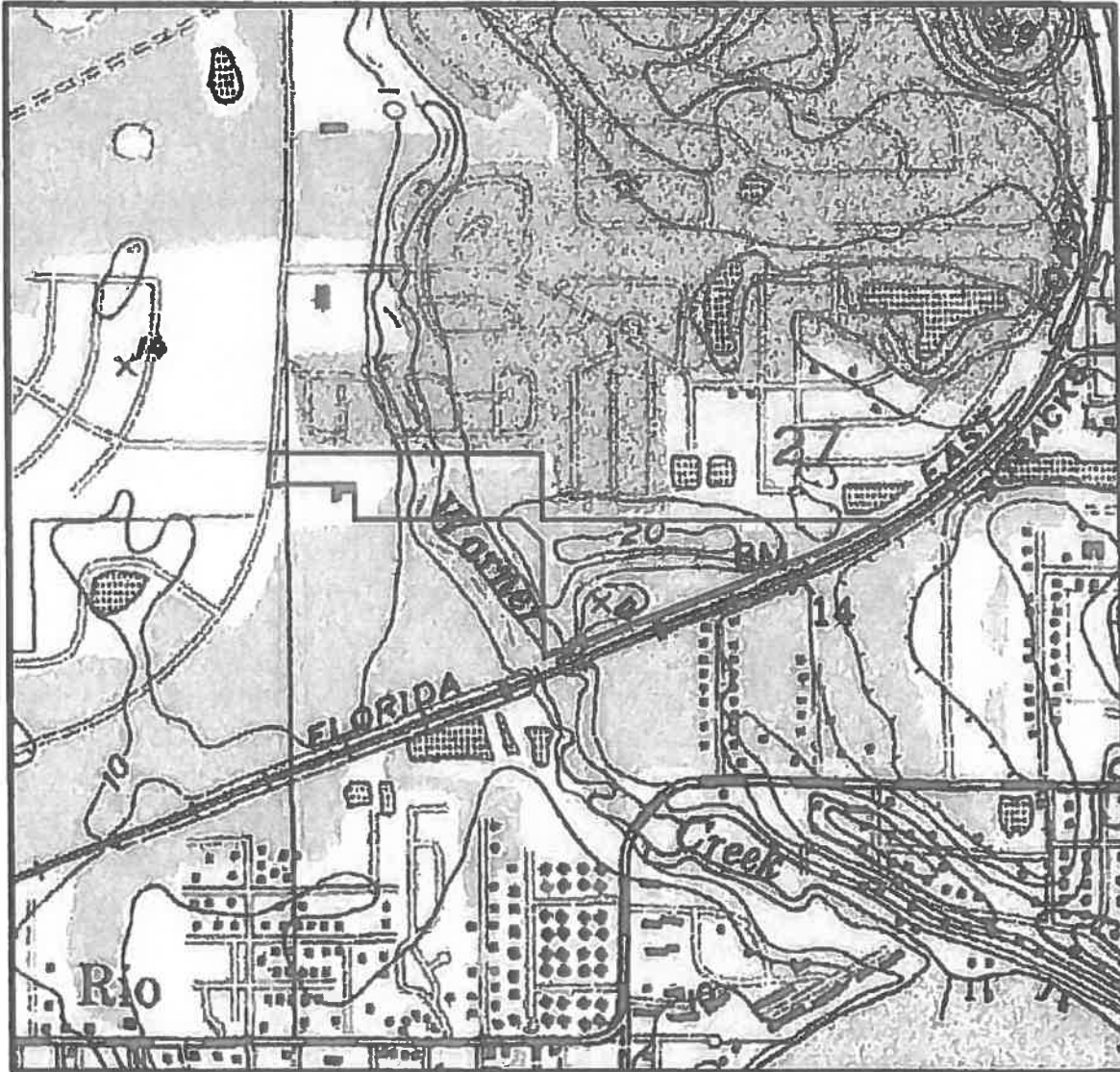
NOT A SURVEY



NORTH



SCALE: 1" = 800'



SOURCE: USGS TOPOGRAPHIC MAP OF ST. LUCIE INLET QUADRANGLE, 7.5 MINUTE SERIES  
BOUNDARY SOURCE: CAPTEC

PARCEL ID # 27-37-41-005-008-00020-0, 27-37-41-007-009-00150-0 AND 27-37-41-007-009-00161-0

MARTIN COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 18-009.01	DRAWING NAME: 04- TOPO.DWG	DATE: 05 MARCH 2018	APPENDIX A FIGURE: 4 OF 8
	27	37S	41E				
LATITUDE: N27° 13' 34.680"		LONGITUDE: W080° 13' 52.202"			DESIGNED BY: RLW	DRAWN BY: ACE	CHECKED BY: FRP
RIVER'S EDGE APARTMENTS JENSEN BEACH, MARTIN COUNTY, FLORIDA FLORIDA SCRUB-JAY ( <i>Aphelocoma coerulescens</i> ) SURVEY USGS TOPOGRAPHIC MAP					<div>H S E</div> <div>Hobe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hobe Sound, FL. 33455 (772) 545-3676, E-mail: bobhsenv@gmail.com</div>		

NOT A SURVEY



NORTH



SCALE: 1" = 500'



SOURCE: HSE AND 2014 MARTIN COUNTY AERIAL PHOTOGRAPH, FDOT, SIDE.  
BOUNDARY SOURCE: CAPTEC

PARCEL ID # 27-37-41-005-000-00020-0, 27-37-41-007-000-00150-0 AND 27-37-41-007-000-00161-0

MARTIN COUNTY FLORIDA	SEC. 27	TWP. 37S	R. 41E	HSE JOB NO.: 18-089.01	DRAWING NAME: 05-CALL STATIONS.DWG	DATE: 05 MARCH 2018	APPENDIX A FIGURE: 5 OF 8
LATITUDE: N27° 13' 34.680"		LONGITUDE: W080° 13' 52.202"		DESIGNED BY: RLW	DRAWN BY: ACE	CHECKED BY: FRP	

RIVER'S EDGE APARTMENTS  
JENSEN BEACH, MARTIN COUNTY, FLORIDA  
FLORIDA SCRUB-JAY (*Aphelocoma coerulescens*) SURVEY  
CALL STATION LOCATION



Hobe Sound Environmental Consultants Inc.  
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(772) 545-3676, E-mail: bobhsenv@gmail.com

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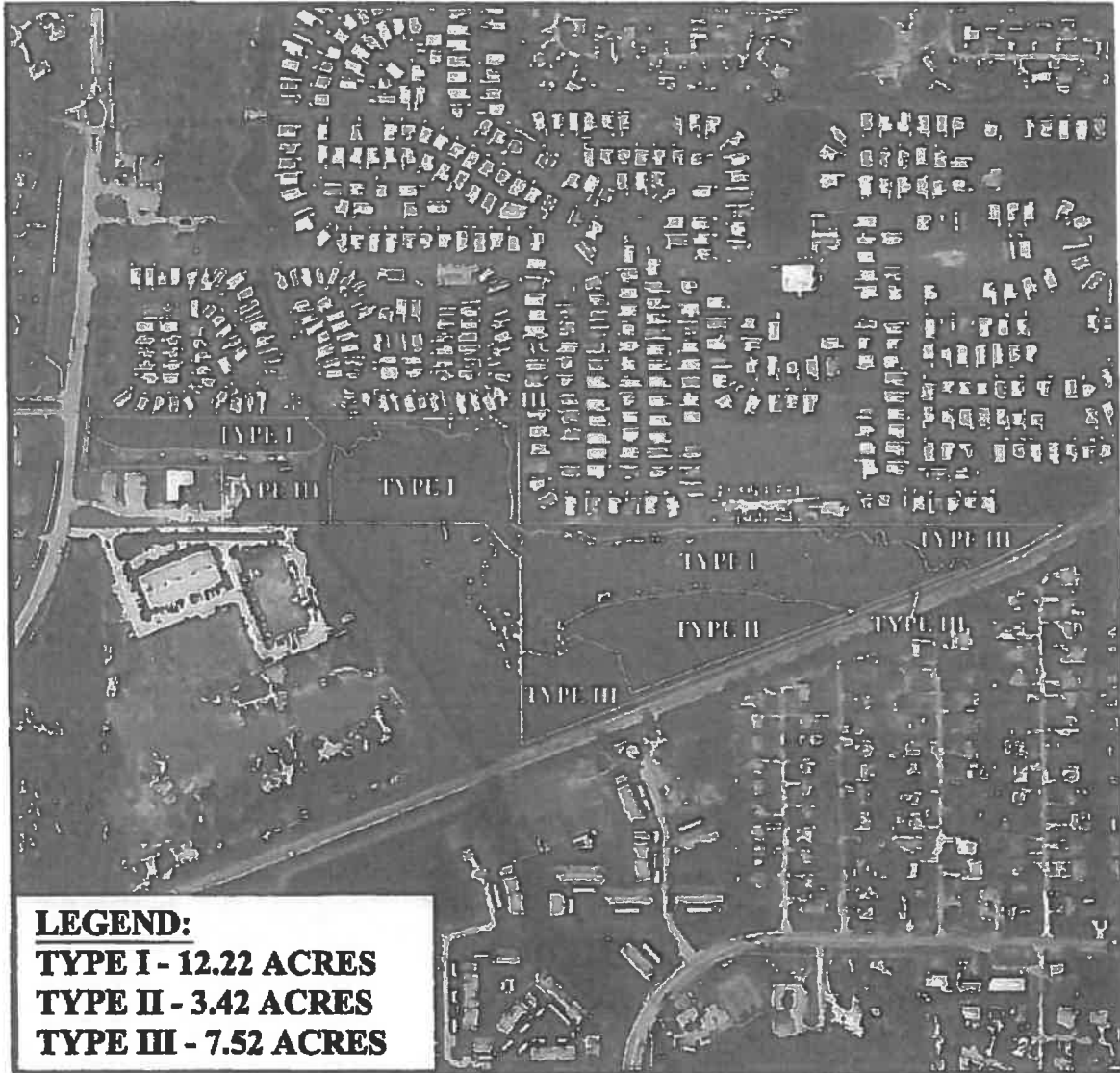
NOT A SURVEY



NORTH



SCALE: 1" = 500'

**LEGEND:****TYPE I - 12.22 ACRES****TYPE II - 3.42 ACRES****TYPE III - 7.52 ACRES**SOURCE: 2016 MARTIN COUNTY AERIAL PHOTOGRAPH, FDOT, SRS  
BOUNDARY SOURCE: CAPTEC

PARCEL ID # 27-37-41-045-000-00020-0, 27-37-41-007-000-00150-0 AND 27-37-41-007-000-00161-0

MARTIN COUNTY FLORIDA	SEC. 27	TWP. 37S	R. 41E	HSE JOB NO.: 18-009.01	DRAWING NAME: 07- HABITAT TYPES.DWG	DATE: 05 MARCH 2018	APPENDIX A FIGURE: 7 OF 8
LATITUDE: N27° 13' 34.680"		LONGITUDE: W080° 13' 52.202"		DESIGNED BY: RLW	DRAWN BY: ACE	CHECKED BY: FRP	

**RIVER'S EDGE APARTMENTS**  
**JENSEN BEACH, MARTIN COUNTY, FLORIDA**  
**FLORIDA SCRUB-JAY (*Aphelocoma coerulescens*) SURVEY**  
**FLORIDA SCRUB-JAY HABITAT TYPES**



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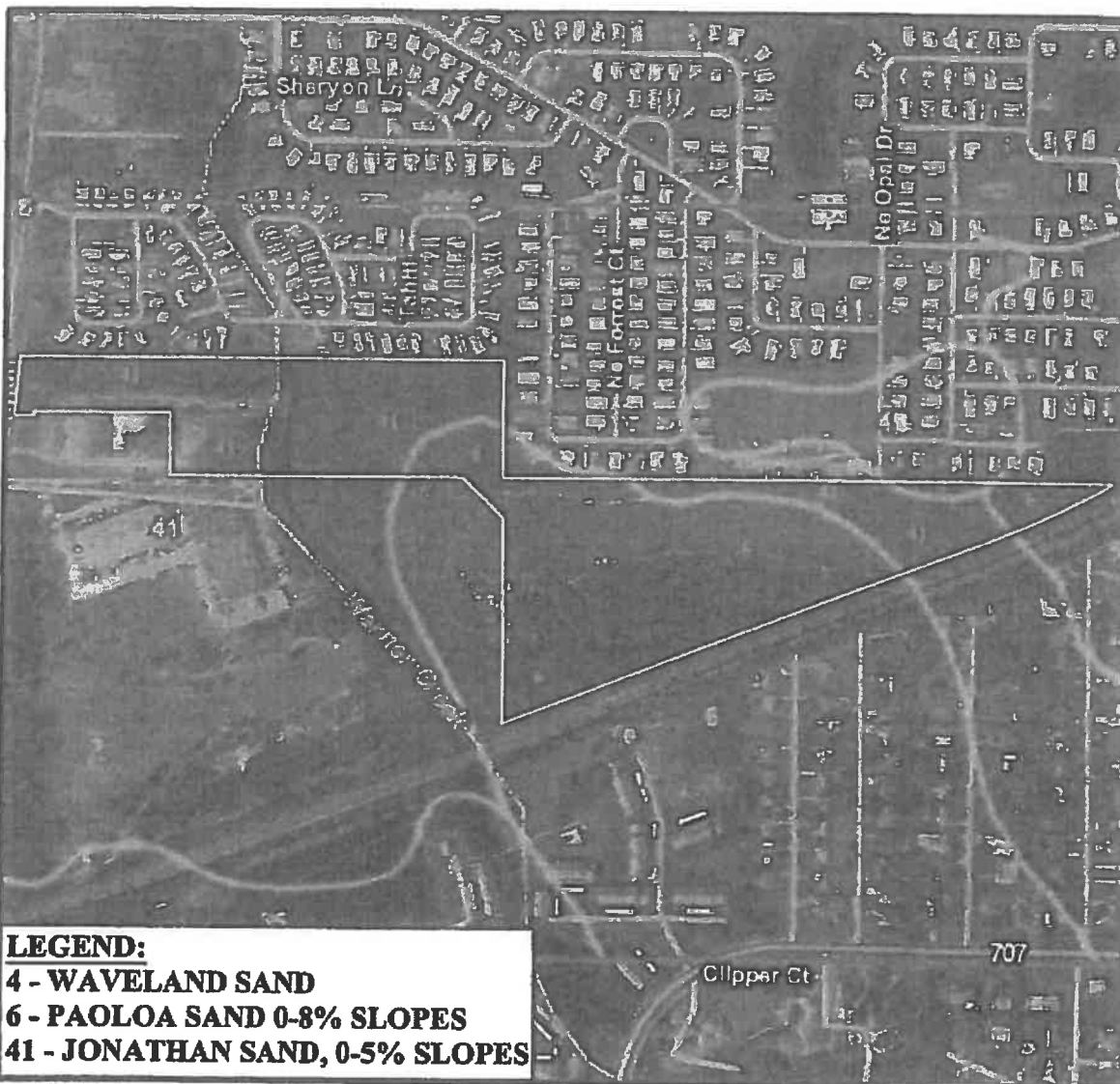
NOT A SURVEY



NORTH



SCALE: 1" = 450'

**LEGEND:****4 - WAVELAND SAND****6 - PAOLOA SAND 0-8% SLOPES****41 - JONATHAN SAND, 0-5% SLOPES**SOURCE: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilsSurvey.aspx>

BOUNDARY SOURCE: CAPTEC

PARCEL ID # 27-37-41-005-000-00020-0, 27-37-41-007-000-00150-0 AND 27-37-41-007-000-00161-0

MARTIN COUNTY FLORIDA	SEC. 27	TWP. 37S	R. 41E	HSE JOB NO.: 18-009.01	DRAWING NAME: 01- SOILS.DWG	DATE: 05 MARCH 2018	APPENDIX A FIGURE: 8 OF 8
LATITUDE: N27° 13' 34.680"		LONGITUDE: W080° 13' 52.202"		DESIGNED BY: RLW	DRAWN BY: ACE	CHECKED BY: FRP	

**RIVER'S EDGE APARTMENTS**  
**JENSEN BEACH, MARTIN COUNTY, FLORIDA**  
**FLORIDA SCRUB-JAY (*Aphelocoma coerulescens*) SURVEY**  
**SCS SOILS MAP**

**H  
S  
E**

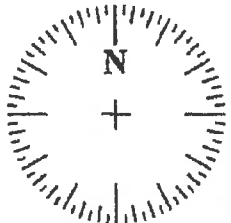
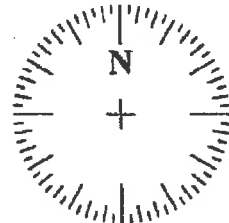
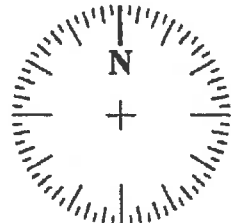
**Hobe Sound Environmental Consultants Inc.**  
 9512 SE Duncan Street  
 Hobe Sound, FL. 33455  
 (772) 545-3676, E-mail: [bobhsenv@gmail.com](mailto:bobhsenv@gmail.com)

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## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u> CLIENT NAME: <u>STEPHEN COHEN</u> INVESTIGATOR(S): <u>ACE</u>	SEC.	TWP.	R.	DATE: <u>01 MARCH 2018</u> DAY NO.: <u>1</u> TRANSECT NO.: <u>T1</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			
	HSE JOB NO.: <u>18-009.01</u>			
	TEMPERATURE: <u>65-70°F</u>			
WIND SPEED AND DIR.: <u>2-8 MPH NNE</u>		PRECIPITATION: <u>0"</u>		
BRIEF SITE DESCRIPTION: APPROXIMATELY 6.64 ACRES OF MELALEUCA WETLAND AND 21.51 ACRES OF FLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALL OH WOOD, SHIM AND RUSTY LYONIA AND CALBERRY.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T1 CS1	07:15	93°	BEGINNING	T1 CS2	07:23	114°	313.25'
DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: DESCRIPTION(S): N/A		DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: DESCRIPTION(S): N/A	
LATITUDE: <u>27°13'38.870"</u> LONGITUDE: <u>-80°14'10.393"</u>				LATITUDE: <u>27°13'38.675"</u> LONGITUDE: <u>-80°14'06.930"</u>			
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:		FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:	
GRAY CATBIRD - 3 NORTHERN CARDINAL - 2 FISH CROW - 3 WHITE IBIS - 1 EUROPEAN STARLING - 5		BAHIA GRASS, SLASH PINE, CABBAGE PALM, GUINEA GRASS, BRAZILIAN PEPPER, WILD GRAPE, BEGGARTICKS, TASSELFLOWER, SAW PALMETTO, GREENBRIER, SAND PINE, DARLINGTON OAK, SAND LIVE OAK, RUNNING OAK, MEXICAN CLOVER, UMBRELLA TREE AND LOVE VINE.		GRAY CATBIRD - 3 NORTHERN CARDINAL - 2 MOURNING DOVE - 2 RED-BELLIED WOODPECKER - 1 BLUE-JAY - 4		BAHIA GRASS, ROSARY PEA, CABBAGE PALM, GUINEA GRASS, BRAZILIAN PEPPER, BEGGARTICKS, TASSELFLOWER, WILD GRAPE, SAW PALMETTO, GREENBRIER, LIVE OAK, SAND PINE, SAND LIVE OAK, RUNNING OAK, MEXICAN CLOVER, FALSE ROSEMARY AND LOVE VINE.	
T1 CS3	07:33	81° (TO T2)	329.47'				
DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: DESCRIPTION(S): N/A					
LATITUDE: <u>27°13'37.318"</u> LONGITUDE: <u>-80°14'03.618"</u>							
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:					
GRAY CATBIRD - 3 NORTHERN CARDINAL - 4 MOTTLED DUCK - 2 BOAT-TAILED CRACKLE - 1 MOURNING DOVE - 5		BRAZILIAN PEPPER, GREENBRIER, BAHIA GRASS, SWAMP FERN, CREEPING OXEYE, SPATTERDOCK, WILD GRAPE, BRACKEN FERN AND SAW PALMETTO.					

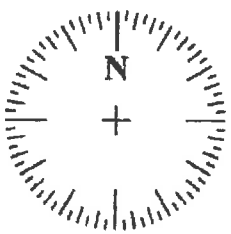
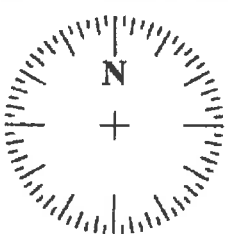
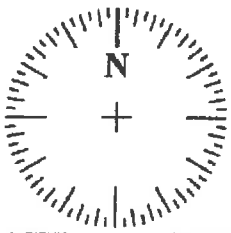
HOBE SOUND  
 ENVIRONMENTAL CONSULTANTS, INC.  
 9512 DUNCAN STREET HOBE SOUND, FL 33455  
 PHONE: (772) 545-3676 E-MAIL: bobhsenv@gmail.com

LHSE-FORM15SCRUB-JAY DATA FORM.DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u> CLIENT NAME: <u>STEPHEN COHEN</u> INVESTIGATOR(S): <u>ACE</u>	SEC.	TWP.	R.	DATE: <u>5 MARCH 2018</u> DAY NO.: <u>1</u> TRANSECT NO.: <u>T2</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			
	HSE JOB NO.: <u>18-009.01</u>			
	TEMPERATURE: <u>65-75°F</u>			
WIND SPEED AND DIR.: <u>2-8 MPH NNE</u>			VISIBILITY: <u>9 MI.</u>	
PRECIPITATION: <u>0"</u>				
BRIEF SITE DESCRIPTION: APPROXIMATELY 9.64 ACRES OF MELALEUCA WETLAND AND 12.32 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND LARIDUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALLOW WOOD, SHINY AND RUSTY LYONIA AND GALBERY.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T2 CS1	07:57	144°	450.46'	T2 CS2	08:11	158°	361.66'
DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: DESCRIPTION(S): N/A		DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: DESCRIPTION(S): N/A	
LATITUDE: <u>27°13'37.970"</u> LONGITUDE: <u>-80°13'58.701"</u>				LATITUDE: <u>27°13'35.090"</u> LONGITUDE: <u>-80°13'56.379"</u>			
FAUNA OBSERVED AT STATION: OSPREY - 1 NORTHERN CARDINAL - 4 MOURNING DOVE - 2 PALM WARBLER - 2 BLUE-JAY - 6		FLORA OBSERVED AT STATION: SAND LIVE OAK, TALLOW WOOD, SCRUB OAK, MYRTLE OAK, RUNNING OAK, SAND PINE, GREENBRIER, SAW PALMETTO, LOVE VINE AND PRICKLYPEAR.		FAUNA OBSERVED AT STATION: NORTHERN CARDINAL - 2 MOURNING DOVE - 2 BLUE-JAY - 6		FLORA OBSERVED AT STATION: SAND LIVE OAK, TALLOW WOOD, SCRUB OAK, MYRTLE OAK, RUNNING OAK, SAND PINE, GREENBRIER, SCRUB HICKORY, PINWEED, LOVE VINE.	
T2 CS3	08:24	61° (TO T3)	280.48'				
DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: DESCRIPTION(S): N/A					
LATITUDE: <u>27°13'32.494"</u> LONGITUDE: <u>-80°13'55.245"</u>							
FAUNA OBSERVED AT STATION: GRAY CATBIRD - 3 NORTHERN CARDINAL - 2 EASTERN PHOEBE - 1 BLUE-GRAY GNATCATCHER - 3		FLORA OBSERVED AT STATION: SAND PINE, SLASH PINE, BRAZILIAN PEPPER, WILD GRAPE, SAW PALMETTO, GREENBRIER, BAHIA GRASS, GUINEA GRASS, EAR-LEAF ACACIA, MELALEUCA, WAX MYRTLE, SWAMP FERN, SAND LIVE OAK AND RUNNING OAK					

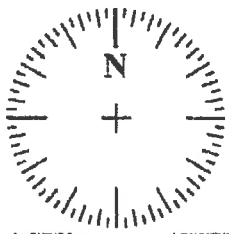
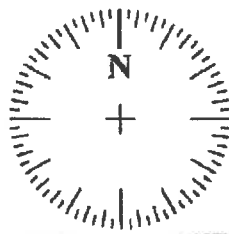
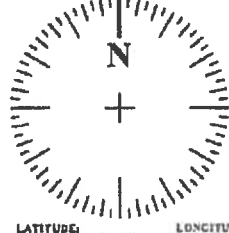
HOBE SOUND  
 ENVIRONMENTAL CONSULTANTS, INC.  
 9512 DUNCAN STREET HOBE SOUND, FL 33455  
 PHONE: (772) 545-3676 E-MAIL: bobhsenv@gmail.com

LHSE-FORMSSCRUB-JAY DATA FORM.DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u> CLIENT NAME: <u>STEPHEN COHEN</u> INVESTIGATOR(S): <u>ACE</u>	SEC.	TWP.	R.	DATE: <u>01 MARCH 2018</u> DAY NO.: <u>1</u> TRANSECT NO.: <u>T3</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			
	HSE JOB NO.: <u>18-00901</u>			
	TEMPERATURE: <u>65-75°F</u>			
WIND SPEED AND DIR.: <u>2-8 MPH NNE</u>		VISIBILITY: <u>9 MI.</u>		
PRECIPITATION: <u>0"</u>				
BRIEF SITE DESCRIPTION: APPROXIMATELY 1.64 ACRES OF MELALEUCA WETLAND AND 12.82 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALM AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALLOW WOOD, SHIMMY AND RUSTY LIONWING AND GALBERRY.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T3 CS1	08:38	97°	433.74'	T3 CS2	08:52	76°	502.91'
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:		DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:	
		NUMBER:				NUMBER:	
		DESCRIPTION(S):				DESCRIPTION(S):	
		N/A				N/A	
LATITUDE: <u>27°13'34.560"</u> LONGITUDE: <u>-80°13'51.033"</u>				LATITUDE: <u>27°13'33.945"</u> LONGITUDE: <u>-80°13'45.485"</u>			
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:		FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:	
GREEN ANOLE - 1 NORTHERN CARDINAL - 8 MOURNING DOVE - 2 PILEATED WOODPECKER - 1 OSPREY - 1		SLASH PINE, GUINEA GRASS, SAW PALMETTO, GREENBRIER, TALLOW WOOD, SAND LIVE OAK, SAND PINE, SCRUB OAK, RUNNING OAK, WILD GRAPE AND LOVE VINE.		BROWN ANOLE - 1 NORTHERN CARDINAL - 4 MOURNING DOVE - 2 NORTHERN MOCKINGBIRD - 1 BLUE-JAY - 5 TURKEY VULTURE - 2 GOPHER TORTOISE - 1 PEAFOWL - 1		SLASH PINE, GUINEA GRASS, SAW PALMETTO, GREENBRIER, TALLOW WOOD, SAND LIVE OAK, SAND PINE, SCRUB OAK, RUNNING OAK, SAW PALMETTO AND LOVE VINE.	
T3 CS3	09:10	END	567.49'				
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:					
		NUMBER:					
		DESCRIPTION(S):					
		N/A					
LATITUDE: <u>27°13'35.291"</u> LONGITUDE: <u>-80°13'39.401"</u>							
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:					
GRAY CATBIRD - 2 NORTHERN CARDINAL - 2 MOURNING DOVE - 2 BELTED KINGFISHER - 1 BLUE-JAY - 5 TURKEY VULTURE - 3 PEAFOWL - 2		BRAZILIAN PEPPER, CARROTWOOD, WILD GRAPE, SCRUB OAK, CABBAGE PALM, TALLOW WOOD, SAW PALMETTO, GREENBRIER, BAHIA GRASS, RATTLEBOX, LIVE OAK, RUNNING OAK AND LOVE VINE.					

HOBE SOUND  
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 9512 DUNCAN STREET HOBE SOUND, FL 33455  
 PHONE: (772) 545-3676 E-MAIL: bobhseenv@gmail.com

LARSE-FORNISSCRUB-JAY DATA FORM.DWG



## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u> CLIENT NAME: <u>STEPHEN COHEN</u> INVESTIGATOR(S): <u>ACE</u>	SEC.	TWP.	R.	DATE: <u>02 MARCH 2018</u> DAY NO.: <u>2</u> TRANSECT NO.: <u>T1</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			
	HSE JOB NO.: <u>18-089.01</u>			
	TEMPERATURE: <u>69°-77°F</u>			
WIND SPEED AND DIR.: <u>11-13 MPH SE</u>			PRECIPITATION: <u>0"</u>	
BRIEF SITE DESCRIPTION: APPROXIMATELY 8.54 ACRES OF MELALEUCA WETLAND AND 12.53 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALL OH V OOR, SHINY AND RUSTY LYONIA AND GALBERY.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T1 CS1	07:35	93°	BEGINNING	T1 CS2	07:50	114°	313.25'
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:		DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:	
		NUMBER:				NUMBER:	
		DESCRIPTION(S):				DESCRIPTION(S):	
		N/A				N/A	
LATITUDE: 27°13'38.870"		LONGITUDE: -80°14'10.393"		LATITUDE: 27°13'38.675"		LONGITUDE: -80°14'06.938"	
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:		FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:	
MOURNING DOVE - 2 NORTHERN CARDINAL - 2 SANDHILL CRANE - 1 CATTLE EGRET - 1 BLUE-JAY - 1		BAHIA GRASS, SLASH PINE, CABBAGE PALM, GUINEA GRASS, BRAZILIAN PEPPER, WILD GRAPE, BEGGARTICKS, TASSELFLOWER, SAW PALMETTO, GREENBRIER, SAND PINE, DARLINGTON OAK, SAND LIVE OAK, RUNNING OAK, MEXICAN CLOVER, UMBRELLA TREE AND LOVE VINE.		EUROPEAN STARLING - 11 NORTHERN CARDINAL - 6 BOAT-TAILED GRACKLE - 3 BLUE-GRAY GNATCATCHER - 1 BLUE-JAY - 5		BAHIA GRASS, ROSARY PEA, CABBAGE PALM, GUINEA GRASS, BRAZILIAN PEPPER, BEGGARTICKS, TASSELFLOWER, WILD GRAPE, SAW PALMETTO, GREENBRIER, LIVE OAK, SAND PINE, SAND LIVE OAK, RUNNING OAK, MEXICAN CLOVER, FALSE ROSEMARY AND LOVE VINE.	
STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:				
T1 CS3	08:00	81° (TO T2)	329.47'				
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:					
		NUMBER:					
		DESCRIPTION(S):					
LATITUDE: 27°13'37.318"		LONGITUDE: -80°14'03.618"					
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:					
MOURNING DOVE - 2 BROWN ANOLE - 1 BOAT-TAILED GRACKLE - 5 TURKEY VULTURE - 1 MOTTLED DUCK - 2 YELLOW-RUMPED WARBLER - 2		BRAZILIAN PEPPER, GREENBRIER, BAHIA GRASS, SWAMP FERN, CREEPING OXEYE, SPATTERDOCK, WILD GRAPE, BRACKEN FERN AND SAW PALMETTO.					

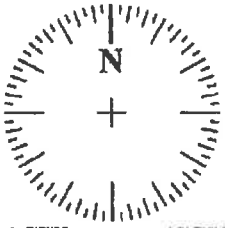
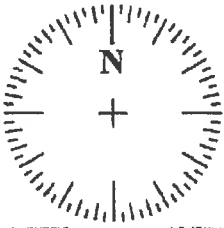
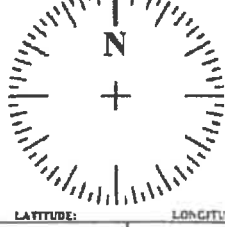
HOBE SOUND  
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 9512 DUNCAN STREET HOBE SOUND, FL 33455  
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L:\HSE-FORMS\SCRUB-JAY DATA FORM.DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u>	SEC.	TWP.	R.	DATE: <u>01 MARCH 2018</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			
	HSE JOB NO.: <u>18-009.01</u>			
	TEMPERATURE: <u>69°F</u>			
CLIENT NAME: <u>STEPHEN COHEN</u>	WIND SPEED AND DIR.: <u>11-17 MPH SE</u>			DAY NO.: <u>1</u>
INVESTIGATOR(S): <u>ACE</u>	VISIBILITY: <u>7-10 MI.</u>			TRANSECT NO.: <u>T2</u>
PRECIPITATION: <u>0"</u>				
BRIEF SITE DESCRIPTION: APPROXIMATELY 8.81 ACRES OF SPIGELTALCA WETLAND AND 13.52 ACRES OF UPLAND SCRUB AND PINE FLATLANDS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS GRASSES. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALLOW WOOD, SHIMMY AND RUSTY LYONS AND CILBERY.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T2 CS1	08:40	144°	450.46'	T2 CS2	08:51	158°	361.66'
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:		DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:	
		NUMBER:				NUMBER:	
		DESCRIPTION(S):				DESCRIPTION(S):	
		N/A				N/A	
LATITUDE: <u>27°13'37.970"</u>		LONGITUDE: <u>-80°13'58.701"</u>		LATITUDE: <u>27°13'35.090"</u>		LONGITUDE: <u>-80°13'56.379"</u>	
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:		FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:	
MOURNING DOVE - 1 NORTHERN CARDINAL - 2 TURKEY VULTURE - 1 BLUE-JAY - 5 BALD EAGLE (JUV.) - 1		SAND LIVE OAK, TALLOW WOOD, SCRUB OAK, MYRTLE OAK, RUNNING OAK, SAND PINE, GREENBRIER, SAW PALMETTO, LOVE VINE AND PRICKLYPEAR.		MOURNING DOVE - 1 BROWN ANOLE - 1 BLUE-GRAY GNATCATCHER - 2 TURKEY VULTURE - 2 NORTHERN CARDINAL - 2 BLUE-JAY - 1		SAND LIVE OAK, TALLOW WOOD, SCRUB OAK, MYRTLE OAK, RUNNING OAK, SAND PINE, GREENBRIER, SCRUB HICKORY, PINWEED, LOVE VINE.	
T2 CS3	09:01	61° (TO T3)	280.48'				
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:					
		NUMBER:					
		DESCRIPTION(S):					
		N/A					
LATITUDE: <u>27°13'32.494"</u>		LONGITUDE: <u>-80°13'55.245"</u>					
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:					
NORTHERN CARDINAL - 2 WHITE IBIS - 1 BLUE-GRAY GNATCATCHER - 1 BLUE-JAY - 3 PALM WARBLER - 2		SAND PINE, SLASH PINE, BRAZILIAN PEPPER, WILD GRAPE, SAW PALMETTO, GREENBRIER, BAHIA GRASS, GUINEA GRASS, EAR-LEAF ACACIA, MELALEUCA, WAX MYRTLE, SWAMP FERN, SAND LIVE OAK AND RUNNING OAK.					

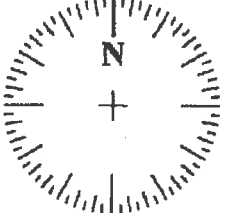
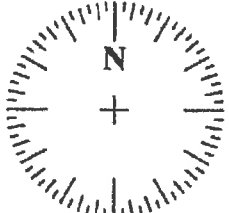
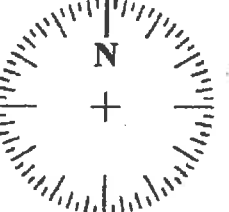
HOBE SOUND  
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L:\HSE-FORMS\SCRUB-JAY DATA FORM.DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u>	SEC. <u>27</u>	TWP. <u>37S</u>	R. <u>41E</u>	DATE: <u>21 MARCH 2017</u>
CLIENT NAME: <u>RICHARD LUNDY</u>	COUNTY: <u>MARTIN COUNTY</u>	DAY NO.: <u>TWO</u>		
INVESTIGATOR(S): <u>ANDREW EISEMAN AND JAKE BOURGERAF</u>	HSE JOB NO.: <u>17-01183</u>	TRANSECT NO.: <u>T3</u>		
	TEMPERATURE: <u>57°-75°F</u>			
	WIND SPEED AND DIR.: <u>2 MPH NE</u>			
	VISIBILITY: <u>8 - 10 MI</u>			
	PRECIPITATION: <u>0"</u>			
BRIEF SITE DESCRIPTION: APPROXIMATELY 8.4 ACRES OF MELALEUCA WETLAND AND 22.51 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALLOW WOOD, SMOKE AND RUSTY LYONIA AND GALBERRY.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T3 CS1	09:35	97°	433.74'	T3 CS2	09:48	76°	502.91'
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:		DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:	
		NUMBER: ZERO (0)				NUMBER: ZERO (0)	
LATITUDE: <u>27°13'34.560"</u> LONGITUDE: <u>-80°13'51.033"</u>		DESCRIPTION(S):		LATITUDE: <u>27°13'33.945"</u> LONGITUDE: <u>-80°13'45.485"</u>		DESCRIPTION(S):	
N/A		N/A		N/A		N/A	
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:		FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:	
2 - NORTHERN CARDINAL 5 - BLUE JAY 1 - BLACK RACER		SLASH PINE, GUINEA GRASS, SAW PALMETTO, GREENBRIER, TALLOW WOOD, SAND LIVE OAK, SAND PINE, SCRUB OAK, RUNNING OAK.		1 - FISH CROW 4 - NORTHERN CARDINAL 2 - GRAY CATBIRD 1 - BLUE-GRAY GNATCATCHER 1 - BLACK RACER		SLASH PINE, GUINEA GRASS, SAW PALMETTO, GREENBRIER, TALLOW WOOD, SAND LIVE OAK, SAND PINE, SCRUB OAK, RUNNING OAK.	
T3 CS3	09:57	END	567.49'				
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:					
		NUMBER: ZERO (0)					
LATITUDE: <u>27°13'35.291"</u> LONGITUDE: <u>-80°13'39.401"</u>		DESCRIPTION(S):					
N/A		N/A					
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:					
2 - WHITE IBIS 1 - NORTHERN MOCKINGBIRD 1 - FISH CROW 8 - BLUE JAY 1 - PEAFOWL 3 - NORTHERN CARDINAL 2 - OSPREY		BRAZILIAN PEPPER, WILD GRAPE, SAW PALMETTO, GREENBRIER, BAHIA GRASS, RATTLEBOX, LIVE OAK, RUNNING OAK, LOVE VINE.					

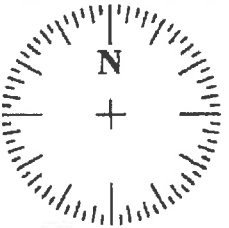
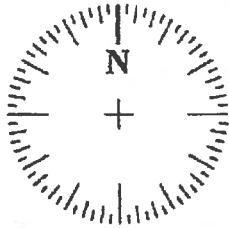
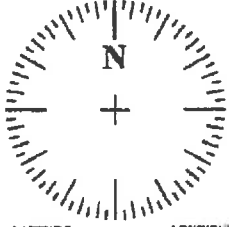
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PHONE: (772) 545-3676 E-MAIL: bobhseav@gmail.com

L:\HSE-FORMS\SCRUB JAY DATA FORM.DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u> CLIENT NAME: <u>RICHARD LUNDY</u> INVESTIGATOR(S): <u>ANDREW EISEMAN</u>	SEC.	TWP.	R.	DATE: <u>22 MARCH 2017</u> DAY NO.: <u>THREE</u> TRANSECT NO.: <u>T1</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			
	HSE JOB NO.: <u>17-011.03</u>			
	TEMPERATURE: <u>61°-67°F</u>			
WIND SPEED AND DIR.: <u>5-7 MPH E</u>				
VISIBILITY: <u>7-8 MI.</u>				
PRECIPITATION: <u>0"</u>				
BRIEF SITE DESCRIPTION: APPROXIMATELY 8.41 ACRES OF MELALEUCA WETLAND AND 21.31 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SLW PALMETTO, TALLOW WOOD, SIBBY AND RUSTY LYONIA AND CALBERN.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT :	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT :	DISTANCE FROM PREVIOUS STATION:
T1 CS1	08:42	93°	BEGINNING	T1 CS2	08:49	114°	313.25'
DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: ZERO (0) DESCRIPTION(S): N/A		DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: ZERO (0) DESCRIPTION(S): N/A	
LATITUDE: <u>27°13'38.870"</u> LONGITUDE: <u>-80°14'10.393"</u>				LATITUDE: <u>27°13'38.675"</u> LONGITUDE: <u>-80°14'06.930"</u>			
FAUNA OBSERVED AT STATION: 4 - NORTHERN CARDINAL 2 - FISH CROW 3 - GRAY CATBIRD		FLORA OBSERVED AT STATION: BAHIA GRASS, SLASH PINE, CABBAGE PALM, GUINEA GRASS, BRAZILIAN PEPPER, BEGGARTICKS, TASSELFLOWER, WILD GRAPE, SAW PALMETTO, GREENBRIER, DARLINGTON OAK, SAND PINE, SAND LIVE OAK, RUNNING OAK, MEXICAN CLOVER, FALSE ROSEMARY.		FAUNA OBSERVED AT STATION: 2 - NORTHERN CARDINAL 1 - GRAY SQUIRREL 5 - PALM WARBLER		FLORA OBSERVED AT STATION: BAHIA GRASS, SLASH PINE, CABBAGE PALM, GUINEA GRASS, BRAZILIAN PEPPER, BEGGARTICKS, TASSELFLOWER, WILD GRAPE, SAW PALMETTO, GREENBRIER, LIVE OAK, SAND PINE, SAND LIVE OAK, RUNNING OAK, MEXICAN CLOVER, FALSE ROSEMARY.	
T1 CS3	08:57	81° (TO T2)	329.47'				
DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: ZERO (0) DESCRIPTION(S): N/A					
LATITUDE: <u>27°13'37.318"</u> LONGITUDE: <u>-80°14'03.618"</u>							
FAUNA OBSERVED AT STATION: 2 - MOTTLED DUCK 2 - FISH CROW 5 - PALM WARBLER 1 - NORTHERN MOCKINGBIRD 2 - NORTHERN CARDINAL		FLORA OBSERVED AT STATION: BRAZILIAN PEPPER, GREENBRIER, BAHIA GRASS, SWAMP FERN, CREEPING OXEYE, SPATTERDOCK, SWAMP ROSEMALLOW, OLD WORLD CLIMBING FERN.					

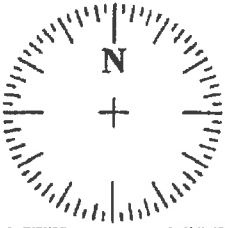
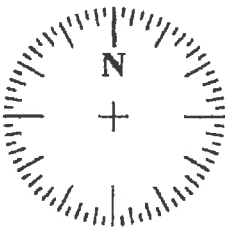
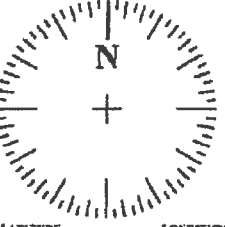
HOBE SOUND  
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 9512 DUNCAN STREET HOBE SOUND, FL 33455  
 PHONE: (772) 545-3676 E-MAIL: bobhsenv@gmail.com

L:\USE-FORMS\SCRUB-JAY DATA FORM.DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

<b>SITE NAME:</b> <u>RIVER'S EDGE APARTMENTS</u> <b>CLIENT NAME:</b> <u>STEPHEN COHEN</u> <b>INVESTIGATOR(S):</b> <u>ACE</u>	<b>SEC.</b>	<b>TWP.</b>	<b>R.</b>	<b>DATE:</b> <u>03 MARCH 2018</u> <b>DAY NO.:</b> <u>3</u> <b>TRANSECT NO.:</b> <u>T2</u>
	27	37S	41E	
	<b>COUNTY:</b> <u>MARTIN COUNTY</u>			
	<b>HSE JOB NO.:</b> <u>18-009.01</u>			
	<b>TEMPERATURE:</b> <u>55°-60°F</u>			
<b>WIND SPEED AND DIR.:</b> <u>5-14 MPH SE</u>		<b>VISIBILITY:</b> <u>9 MI.</u>		
<b>PRECIPITATION:</b> <u>0"</u>				
<b>BRIEF SITE DESCRIPTION:</b> APPROXIMATELY 8.4 ACRES OF MELALEUCA WETLAND AND 22.2 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALL OH WOOD, SMOKY AND RUSTY LYONIA AND GALBERRY.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T2 CS1	08:32	144°	450.46'	T2 CS2	08:44	158°	361.66'
<b>DIRECTION OF BIRD'S APPROACH</b> 		<b>SCRUB JAY(S) OBSERVED:</b> <b>NUMBER:</b> <b>DESCRIPTION(S):</b> N/A		<b>DIRECTION OF BIRD'S APPROACH</b> 		<b>SCRUB JAY(S) OBSERVED:</b> <b>NUMBER:</b> <b>DESCRIPTION(S):</b> N/A	
<b>LATITUDE:</b> <u>27°13'37.970"</u> <b>LONGITUDE:</b> <u>-80°13'58.701"</u>				<b>LATITUDE:</b> <u>27°13'35.090"</u> <b>LONGITUDE:</b> <u>-80°13'56.379"</u>			
<b>FAUNA OBSERVED AT STATION:</b>		<b>FLORA OBSERVED AT STATION:</b>		<b>FAUNA OBSERVED AT STATION:</b>		<b>FLORA OBSERVED AT STATION:</b>	
MOURNING DOVE - 2 NORTHERN CARDINAL - 4 GRAY CATBIRD - 4 BLUE-JAY - 6		SAND LIVE OAK, TALLOW WOOD, SCRUB OAK, MYRTLE OAK, RUNNING OAK, SAND PINE, GREENBRIER, SAW PALMETTO, LOVE VINE AND PRICKLYPEAR.		MOURNING DOVE - 2 NORTHERN CARDINAL - 4 NORTHERN MOCKINGBIRD - 1 EASTERN GRAY SQUIRREL - 2 BLUE-JAY - 6		SAND LIVE OAK, TALLOW WOOD, SCRUB OAK, MYRTLE OAK, RUNNING OAK, SAND PINE, GREENBRIER, SCRUB HICKORY, PINWEED, LOVE VINE.	
T2 CS3	08:58	61° (TO T3)	280.48'				
<b>DIRECTION OF BIRD'S APPROACH</b> 		<b>SCRUB JAY(S) OBSERVED:</b> <b>NUMBER:</b> <b>DESCRIPTION(S):</b> N/A					
<b>LATITUDE:</b> <u>27°13'32.494"</u> <b>LONGITUDE:</b> <u>-80°13'55.245"</u>							
<b>FAUNA OBSERVED AT STATION:</b>		<b>FLORA OBSERVED AT STATION:</b>					
MOURNING DOVE - 2 NORTHERN CARDINAL - 2 GRAY CATBIRD - 3		SAND PINE, SLASH PINE, BRAZILIAN PEPPER, WILD GRAPE, SAW PALMETTO, GREENBRIER, BAHIA GRASS, GUINEA GRASS, EAR-LEAF ACACIA, MELALEUCA, WAX MYRTLE, SWAMP FERN, SAND LIVE OAK AND RUNNING OAK.					

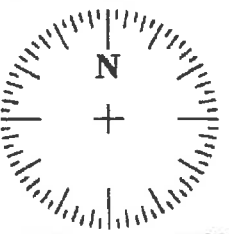
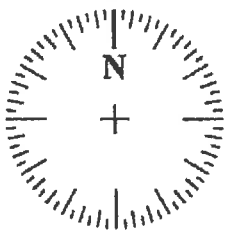
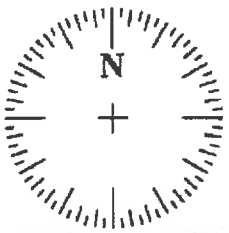
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L:\HSE-FORMS\SCRUB-JAY DATA FORM.DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u> CLIENT NAME: <u>RICHARD LUNDY</u> INVESTIGATOR(S): <u>ANDREW EISEMAN</u>	SEC.	TWP.	R.	DATE: <u>22 MARCH 2017</u> DAY NO.: <u>THREE</u> TRANSECT NO.: <u>T3</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			
	HSE JOB NO.: <u>17-011.03</u>			
	TEMPERATURE: <u>61°-67°F</u>			
WIND SPEED AND DIR.: <u>5-7 MPH E</u>		VISIBILITY: <u>7-8 MI.</u>		PRECIPITATION: <u>0"</u>
BRIEF SITE DESCRIPTION: APPROXIMATELY 0.44 ACRES OF NEALALEUCA WETLAND AND 21.51 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS PALMS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALLOW WOOD, SHIM AND RUSTY LICOYA AND CALBERNA.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T3 CS1	09:22	97°	433.74'	T3 CS2	09:33	76°	502.91'
DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: ZERO (0) DESCRIPTION(S): N/A		DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: ZERO (0) DESCRIPTION(S): N/A	
LATITUDE: <u>27°13'34.560"</u> LONGITUDE: <u>-80°13'51.033"</u>				LATITUDE: <u>27°13'33.945"</u> LONGITUDE: <u>-80°13'45.485"</u>			
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:		FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:	
1 - EASTERN COTTONTAIL 1 - NORTHERN MOCKINGBIRD 1 - GRAY CATBIRD 2 - NORTHERN CARDINAL 3 - PALM WARBLER 1 - BLUE-GRAY GNATCATCHER		SLASH PINE, GUINEA GRASS, SAW PALMETTO, GREENBRIER, TALLOW WOOD, SAND LIVE OAK, SAND PINE, SCRUB OAK, RUNNING OAK.		1 - NORTHERN CARDINAL 1 - BLUE JAY 1 - PEAFOWL 1 - GREAT BLUE HERON 1 - BROWN ANOLE		SLASH PINE, GUINEA GRASS, SAW PALMETTO, GREENBRIER, TALLOW WOOD, SAND LIVE OAK, SAND PINE, SCRUB OAK, RUNNING OAK.	
T3 CS3	09:42	END	567.49'				
DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: ZERO (0) DESCRIPTION(S): N/A					
LATITUDE: <u>27°13'35.291"</u> LONGITUDE: <u>-80°13'39.401"</u>							
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:					
4 - NORTHERN CARDINAL 1 - FISH CROW 1 - PEAFOWL		BRAZILIAN PEPPER, WILD GRAPE, SAW PALMETTO, GREENBRIER, BAHIA GRASS, RATTLEBOX, LIVE OAK, RUNNING OAK, LOVE VINE.					

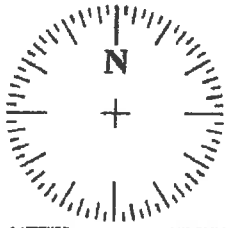
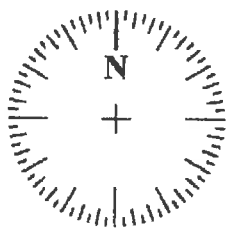
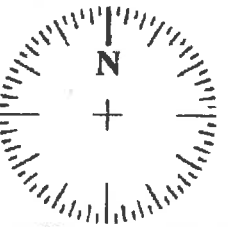
HOBE SOUND  
 ENVIRONMENTAL CONSULTANTS, INC.  
 9512 DUNCAN STREET HOBE SOUND, FL 33455  
 PHONE: (772) 545-3676 E-MAIL: bobhsenv@gmail.com

L:\HSE-FLORIDA\SCRUB-JAY DATA FORM\DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u> CLIENT NAME: <u>STEPHEN COHEN</u> INVESTIGATOR(S): <u>ACE</u>	SEC.	TWP.	R.	DATE: <u>04 MARCH 2018</u> DAY NO.: <u>4</u> TRANSECT NO.: <u>T1</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			
	HSE JOB NO.: <u>18-089.01</u>			
	TEMPERATURE: <u>55°-49°F</u>			
WIND SPEED AND DIR.: <u>10-14 MPH SE</u>				
VISIBILITY: <u>9 MI.</u>				
PRECIPITATION: <u>0"</u>				
BRIEF SITE DESCRIPTION: APPROXIMATELY 8.61 ACRES OF SELENECA WETLAND AND 33.31 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALM AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALL OILY WOOD, SHINY AND RUSTY LYONIA AND G. ALBERRY.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T1 CS1	07:28	93°	BEGINNING	T1 CS2	07:41	114°	313.25'
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:		DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:	
		NUMBER:				NUMBER:	
		DESCRIPTION(S):				DESCRIPTION(S):	
		N/A				N/A	
LATITUDE: <u>27°13'38.870"</u>		LONGITUDE: <u>-80°14'10.393"</u>		LATITUDE: <u>27°13'38.675"</u>		LONGITUDE: <u>-80°14'06.930"</u>	
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:		FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:	
OSPREY - 3 GRAY CATBIRD - 2 MOURNING DOVE - 2 NORTHERN CARDINAL - 4 BLUE-JAY - 3		BAHIA GRASS, SLASH PINE, CABBAGE PALM, GUINEA GRASS, BRAZILIAN PEPPER, WILD GRAPE, BEGGARTICKS, TASSELFLOWER, SAW PALMETTO, GREENBRIER, SAND PINE, DARLINGTON OAK, SAND LIVE OAK, RUNNING OAK, MEXICAN CLOVER, UMBRELLA TREE AND LOVE VINE.		GREAT EGRET - 1 GRAY CATBIRD - 1 MOURNING DOVE - 2 NORTHERN CARDINAL - 4		BAHIA GRASS, ROSARY PEA, CABBAGE PALM, GUINEA GRASS, BRAZILIAN PEPPER, BEGGARTICKS, TASSELFLOWER, WILD GRAPE, SAW PALMETTO, GREENBRIER, LIVE OAK, SAND PINE, SAND LIVE OAK, RUNNING OAK, MEXICAN CLOVER, FALSE ROSEMARY AND LOVE VINE.	
T1 CS3	07:50	81° (TO T2)	329.47'				
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:					
		NUMBER:					
		DESCRIPTION(S):					
		N/A					
LATITUDE: <u>27°13'37.318"</u>		LONGITUDE: <u>-80°14'03.618"</u>					
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:					
MOTTLED DUCK - 1 GRAY CATBIRD - 6 MOURNING DOVE - 2 NORTHERN CARDINAL - 1 BROWN ANOLE - 1		BRAZILIAN PEPPER, GREENBRIER, BAHIA GRASS, SWAMP FERN, CREEPING OXEYE, SPATTERDOCK, WILD GRAPE, BRACKEN FERN AND SAW PALMETTO.					

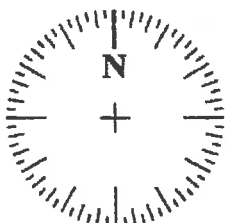
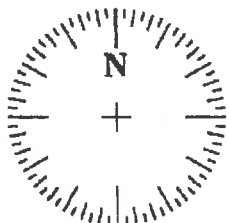
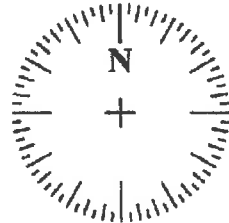
HOBE SOUND  
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L:\HSE\FORMS\SCRUB-JAY DATA FORM.DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u>	SEC.	TWP.	R.	DATE: <u>04 MARCH 2018</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			
	HSE JOB NO.: <u>18-005.01</u>			
	TEMPERATURE: <u>55°-60°F</u>			
CLIENT NAME: <u>STEPHEN COHEN</u>	WIND SPEED AND DIR.: <u>10-14 MPH SE</u>			DAY NO.: <u>4</u>
	VISIBILITY: <u>9 MI.</u>			
	PRECIPITATION: <u>0"</u>			
INVESTIGATOR(S): <u>ACE</u>	TRANSECT NO.: <u>T2</u>			
BRIEF SITE DESCRIPTION: APPROXIMATELY 8.44 ACRES OF MELALEUCA WETLAND AND 21.52 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALLOW WOOD, SHINY AND BLTLY LYONIA AND CALLEARY.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T2 CS1	08:40	144°	450.46'	T2 CS2	09:06	158°	361.66'
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:		DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:	
		NUMBER:				NUMBER:	
		DESCRIPTION(S):				DESCRIPTION(S):	
		N/A				N/A	
LATITUDE: <u>27°13'37.970"</u> LONGITUDE: <u>-80°13'58.701"</u>		LATITUDE: <u>27°13'35.090"</u> LONGITUDE: <u>-80°13'56.379"</u>					
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:		FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:	
MOURNING DOVE - 1 NORTHERN CARDINAL - 4 BLUE-GRAY GNATCATCHER - 2 GRAY CATBIRD - 2 BLUE-JAY - 5 PINE WARBLER - 4 FISH CROW - 1 PALM WARBLER - 2 PRAIRIE WARBLER - 1 TURKEY VULTURE - 2 NORTHERN MOCKINGBIRD - 1		SAND LIVE OAK, TALLOW WOOD, SCRUB OAK, MYRTLE OAK, RUNNING OAK, SAND PINE, GREENBRIER, SAW PALMETTO, LOVE VINE AND FRICKLYPEAR.		NORTHERN MOCKINGBIRD - 1 MOURNING DOVE - 2 NORTHERN CARDINAL - 2 BLUE-JAY - 4 TURKEY VULTURE - 1		SAND LIVE OAK, TALLOW WOOD, SCRUB OAK, MYRTLE OAK, RUNNING OAK, SAND PINE, GREENBRIER, SCRUB HICKORY, PINWEED, LOVE VINE	
STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:				
T2 CS3	09:16	61° (TO T3)	280.48'				
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:					
		NUMBER:					
		DESCRIPTION(S):					
		N/A					
LATITUDE: <u>27°13'32.494"</u> LONGITUDE: <u>-80°13'55.245"</u>		LATITUDE: <u>27°13'32.494"</u> LONGITUDE: <u>-80°13'55.245"</u>					
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:					
OSPREY - 3 GRAY CATBIRD - 2 AMERICAN KESTREL - 1 NORTHERN CARDINAL - 2		SAND PINE, SLASH PINE, BRAZILIAN PEPPER, WILD GRAPE, SAW PALMETTO, GREENBRIER, BAHIA GRASS, GUINEA GRASS, EAR-LEAF ACACIA, MELALEUCA, WAX MYRTLE, SWAMP FERN, SAND LIVE OAK AND RUNNING OAK.					

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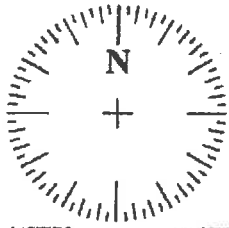
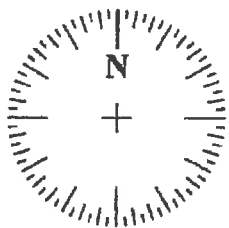
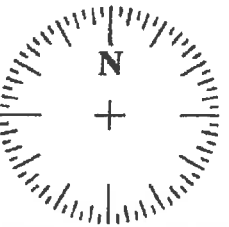
LAUISE-FORMISSCRUB-JAY DATA FORM.DWG



## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u> CLIENT NAME: <u>RICHARD LUNDY</u> INVESTIGATOR(S): <u>ANDREW EISEMAN</u>	SEC.	TWP.	R.	DATE: <u>23 MARCH 2017</u> DAY NO.: <u>FOUR</u> TRANSECT NO.: <u>T3</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			
	HSE JOB NO.: <u>17-011.03</u>			
	TEMPERATURE: <u>68°-71°F</u>			
WIND SPEED AND DIR.: <u>3-10 MPH WSW</u>			PRECIPITATION: <u>0.01"</u>	
BRIEF SITE DESCRIPTION: APPROXIMATELY 8.41 ACRES OF MELALEUCA WETLAND AND 22.81 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALLOW WOOD, SHINY AND RUSTY LIGNUM AND GALBERRY.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T3 CS1	09:22	97°	433.74'	T3 CS2	09:32	76°	502.91'
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:		DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:	
		NUMBER: ZERO (0)				NUMBER: ZERO (0)	
		DESCRIPTION(S):				DESCRIPTION(S):	
		N/A				N/A	
LATITUDE: <u>27°13'34.560"</u> LONGITUDE: <u>-80°13'51.033"</u>		LATITUDE: <u>27°13'33.945"</u> LONGITUDE: <u>-80°13'45.485"</u>					
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:		FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:	
1 - BLUE-GRAY Gnatcatcher 1 - TURKEY VULTURE		SLASH PINE, GUINEA GRASS, SAW PALMETTO, GREENBRIER, TALLOW WOOD, SAND LIVE OAK, SAND PINE, SCRUB OAK, RUNNING OAK.		1 - NORTHERN MOCKINGBIRD 2 - FISH CROW 2 - NORTHERN CARDINAL 1 - OSPREY		SLASH PINE, GUINEA GRASS, SAW PALMETTO, GREENBRIER, TALLOW WOOD, SAND LIVE OAK, SAND PINE, SCRUB OAK, RUNNING OAK.	
T3 CS3	09:40	END	567.49'				
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:					
		NUMBER: ZERO (0)					
		DESCRIPTION(S):					
		N/A					
LATITUDE: <u>27°13'35.291"</u> LONGITUDE: <u>-80°13'39.401"</u>							
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:					
1 - TURKEY VULTURE 1 - PEAFOWL 4 - FISH CROW 2 - BOAT-TAILED GRACKLE		BRAZILIAN PEPPER, WILD GRAPE, SAW PALMETTO, GREENBRIER, BAHIA GRASS, RATTLEBOX, LIVE OAK, RUNNING OAK, LOVE VINE.					

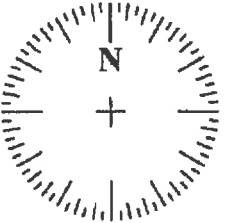
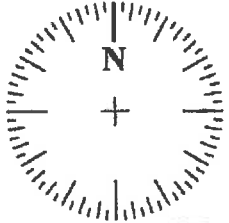
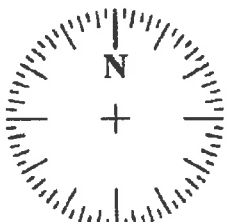
HOBE SOUND  
 ENVIRONMENTAL CONSULTANTS, INC.  
 9512 DUNCAN STREET HOBE SOUND, FL 33455  
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L:\HSE-FORMS\SCRUB-JAY DATA FORM.DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u>	SEC.	TWP.	R.	DATE: <u>05 MARCH 2018</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			DAY NO.: <u>5</u>
	HSE JOB NO.: <u>18-899.91</u>			TRANSECT NO.: <u>T1</u>
	TEMPERATURE: <u>54°-63°F</u>			
	WIND SPEED AND DIR.: <u>5 MPH SE</u>			
CLIENT NAME: <u>STEPHEN COHEN</u>	VISIBILITY: <u>8-9 MI.</u>			
INVESTIGATOR(S): <u>ACE</u>	PRECIPITATION: <u>0"</u>			
BRIEF SITE DESCRIPTION: <u>APPROXIMATELY 8.44 ACRES OF MELALEUCA WETLAND AND 21.51 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALLOH HODG, SHINY AND RUSTY LYONIA AND GALBERRY</u>				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T1 CS1	07:11	93°	BEGINNING	T1 CS2	07:19	114°	313.25'
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:		DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:	
		NUMBER:				NUMBER:	
		DESCRIPTION(S):				DESCRIPTION(S):	
		N/A				N/A	
LATITUDE: <u>27°13'38.878"</u> LONGITUDE: <u>-80°14'10.393"</u>				LATITUDE: <u>27°13'38.675"</u> LONGITUDE: <u>-80°14'06.930"</u>			
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:		FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:	
OSPREY - 1 GRAY CATBIRD - 2 MOURNING DOVE - 2 NORTHERN CARDINAL - 2 BLUEJAY - 3 FISH CROW - 1 NORTHERN MOCKINGBIRD - 1		BAHIA GRASS, SLASH PINE, CABBAGE PALM, GUINEA GRASS, BRAZILIAN PEPPER, WILD GRAPE, BEGGARTICKS, TASSELFLOWER, SAW PALMETTO, GREENBRIER, SAND PINE, DARLINGTON OAK, SAND LIVE OAK, RUNNING OAK, MEXICAN CLOVER, UMBRELLA TREE AND LOVE VINE.		SANDHILL CRANE - 1 GRAY CATBIRD - 2 MOURNING DOVE - 2 NORTHERN CARDINAL - 4 BLUE-GRAY GNATCATCHER - 1 BELTED KINGFISHER - 1 RED-BELLIED WOODPECKER - 1		BAHIA GRASS, ROSARY PEA, CABBAGE PALM, GUINEA GRASS, BRAZILIAN PEPPER, BEGGARTICKS, TASSELFLOWER, WILD GRAPE, SAW PALMETTO, GREENBRIER, LIVE OAK, SAND PINE, SAND LIVE OAK, RUNNING OAK, MEXICAN CLOVER, FALSE ROSEMARY AND LOVE VINE.	
STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:				
T1 CS3	07:31	81° (TO T2)	329.47'				
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:					
		NUMBER:					
		DESCRIPTION(S):					
LATITUDE: <u>27°13'37.318"</u> LONGITUDE: <u>-80°14'03.618"</u>		N/A					
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:					
MOTTLED DUCK - 2 GRAY CATBIRD - 2 NORTHERN CARDINAL - 2		BRAZILIAN PEPPER, GREENBRIER, BAHIA GRASS, SWAMP FERN, CREEPING OXEYE, SPATTERDOCK, WILD GRAPE, BRACKEN FERN AND SAW PALMETTO.					

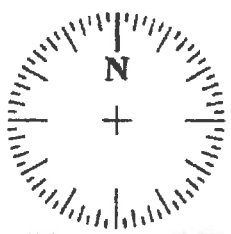
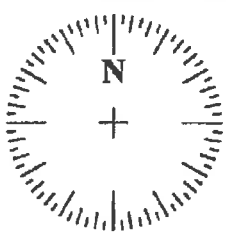
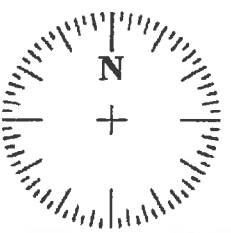
HOBE SOUND  
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 9512 DUNCAN STREET HOBE SOUND, FL 33455  
 PHONE: (772) 545-3676 E-MAIL: bobhsenv@gmail.com

LARSE-FORMISSCRUB-JAY DATA FORM.DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u>	SEC.	TWP.	R.	DATE: <u>05 MARCH 2018</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			
	HSE JOB NO.: <u>18-009.11</u>			
	TEMPERATURE: <u>57°-43°F</u>			
CLIENT NAME: <u>STEPHEN COHEN</u>	WIND SPEED AND DIR.: <u>5 MPH SE</u>			DAY NO.: <u>5</u>
	VISIBILITY: <u>8-9 MI</u>			
	PRECIPITATION: <u>0"</u>			
INVESTIGATOR(S): <u>ACE</u>	TRANSECT NO.: <u>T1</u>			
BRIEF SITE DESCRIPTION: APPROXIMATELY 8.61 ACRES OF MELALEUCA WETLAND AND 32.32 ACRES OF UPLAND SCRUB AND PINE FLATWOODS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALLOW WOOD, SHRIK AND ELSTY LINDEN AND GALBERIA				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T2 CS1	07:57	144°	450.46'	T2 CS2	08:14	158°	361.66'
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:		DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:	
		NUMBER:				NUMBER:	
		DESCRIPTION(S):				DESCRIPTION(S):	
		N/A				N/A	
LATITUDE: <u>27°13'37.970"</u>		LONGITUDE: <u>-80°13'58.701"</u>		LATITUDE: <u>27°13'35.090"</u>		LONGITUDE: <u>-80°13'56.379"</u>	
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:		FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:	
MOURNING DOVE - 2 GRAY CATBIRD - 4 NORTHERN CARDINAL - 4 RED-BELLIED WOODPECKER - 1 PINE WARBLER - 8		SAND LIVE OAK, TALLOW WOOD, SCRUB OAK, MYRTLE OAK, RUNNING OAK, SAND PINE, GREENBRIER, SAW PALMETTO, LOVE VINE AND PRICKLYPEAR.		BLUE-JAY - 1 GRAY CATBIRD - 1 NORTHERN CARDINAL - 2 BROWN ANOLE - 1		SAND LIVE OAK, TALLOW WOOD, SCRUB OAK, MYRTLE OAK, RUNNING OAK, SAND PINE, GREENBRIER, SCRUB HICKORY, PINWEED, LOVE VINE.	
T2 CS3	08:25	61° (TO T3)	280.48'				
DIRECTION OF BIRD'S APPROACH		SCRUB JAY(S) OBSERVED:					
		NUMBER:					
		DESCRIPTION(S):					
		N/A					
LATITUDE: <u>27°13'32.494"</u>		LONGITUDE: <u>-80°13'55.245"</u>					
FAUNA OBSERVED AT STATION:		FLORA OBSERVED AT STATION:					
MOURNING DOVE - 2 BLUE-JAY - 3 NORTHERN CARDINAL - 2 EUROPEAN STARLING - 6		SAND PINE, SLASH PINE, BRAZILIAN PEPPER, WILD GRAPE, SAW PALMETTO, GREENBRIER, BAHIA GRASS, GUINEA GRASS, EAR-LEAF ACACIA, MELALEUCA, WAX MYRTLE, SWAMP FERN, SAND LIVE OAK AND RUNNING OAK.					

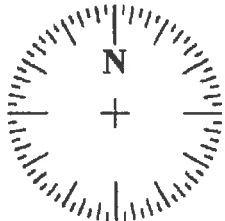
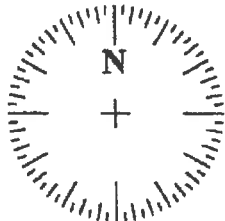
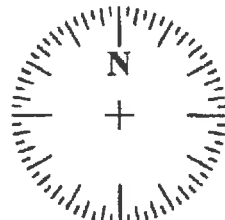
HOBE SOUND  
 ENVIRONMENTAL CONSULTANTS, INC.  
 9512 DUNCAN STREET HOBE SOUND, FL 33455  
 PHONE: (772) 545-3676 E-MAIL: bobhsenv@gmail.com

L:\HSE-FORMS\SCRUB-JAY DATA FORM.DWG

## HSE FLORIDA SCRUB-JAY DATA SHEET

SITE NAME: <u>RIVER'S EDGE APARTMENTS</u> CLIENT NAME: <u>RICHARD LUNDY</u> INVESTIGATOR(S): <u>ANDREW EISEMAN</u>	SEC.	TWP.	R.	DATE: <u>24 MARCH 2017</u>
	27	37S	41E	
	COUNTY: <u>MARTIN COUNTY</u>			DAY NO.: <u>FIVE</u>
	HSL JOB NO.: <u>17-011.DJ</u>			TRANSECT NO.: <u>T3</u>
	TEMPERATURE: <u>70°-72°F</u>			
WIND SPEED AND DIR.: <u>2-10 MPH W</u>				
VISIBILITY: <u>8 MI.</u>				
PRECIPITATION: <u>0"</u>				
BRIEF SITE DESCRIPTION: APPROXIMATELY 8.84 ACRES OF MELALEUCA WETLAND AND 22.22 ACRES OF FLAND SCRUB AND FINE FLATS DOGS WITH A MIXTURE OF SAND AND SLASH PINE, CABBAGE PALMS AND VARIOUS OAKS. THE UNDERSTORY CONSISTS OF SAW PALMETTO, TALLOW WOOD, SHINY AND RUSTY LYONIA AND GALBERRY.				

## CALLS BROADCAST AT EACH STATION FOR AT LEAST 1 MINUTE IN ALL FOUR DIRECTIONS

STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:	STATION NO:	TIME:	DIRECTION OF TRANSECT:	DISTANCE FROM PREVIOUS STATION:
T3 CS1	09:29	97°	433.74'	T3 CS1	09:49	76°	502.91'
DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: ZERO (0) DESCRIPTION(S): N/A		DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: ZERO (0) DESCRIPTION(S): N/A	
LATITUDE: <u>27°13'34.560"</u> LONGITUDE: <u>-80°13'51.033"</u>				LATITUDE: <u>27°13'33.945"</u> LONGITUDE: <u>-80°13'45.485"</u>			
FAUNA OBSERVED AT STATION: 2 - NORTHERN CARDINAL 1 - PEAFOWL 1 - BROWN ANOLE 2 - BLUE JAY 1 - BLUE-GRAY GNATCATCHER 2 - RED-BELLIED WOODPECKER 1 - NORTHERN MOCKINGBIRD 1 - RED-SHOULDERED HAWK		FLORA OBSERVED AT STATION: SLASH PINE, GUINEA GRASS, SAW PALMETTO, GREENBRIER, TALLOW WOOD, SAND LIVE OAK, SAND PINE, SCRUB OAK, RUNNING OAK.		FAUNA OBSERVED AT STATION: 2 - NORTHERN CARDINAL 1 - PEAFOWL 1 - BROWN ANOLE 1 - NORTHERN MOCKINGBIRD 1 - RED-BELLIED WOODPECKER		FLORA OBSERVED AT STATION: SLASH PINE, GUINEA GRASS, SAW PALMETTO, GREENBRIER, TALLOW WOOD, SAND LIVE OAK, SAND PINE, SCRUB OAK, RUNNING OAK.	
T3 CS3	09:59	END	567.49'				
DIRECTION OF BIRD'S APPROACH 		SCRUB JAY(S) OBSERVED: NUMBER: ZERO (0) DESCRIPTION(S): N/A					
LATITUDE: <u>27°13'35.291"</u> LONGITUDE: <u>-80°13'39.401"</u>							
FAUNA OBSERVED AT STATION: 2 - NORTHERN CARDINAL 1 - PEAFOWL 1 - FISH CROW 3 - BOAT-TAILED CRACKLE 3 - EUROPEAN STARLING 1 - RED-BELLIED WOODPECKER		FLORA OBSERVED AT STATION: BRAZILIAN PEPPER, WILD GRAPE, SAW PALMETTO, GREENBRIER, BAHIA GRASS, RATTLEBOX, LIVE OAK, RUNNING OAK, LOVE VINE.					

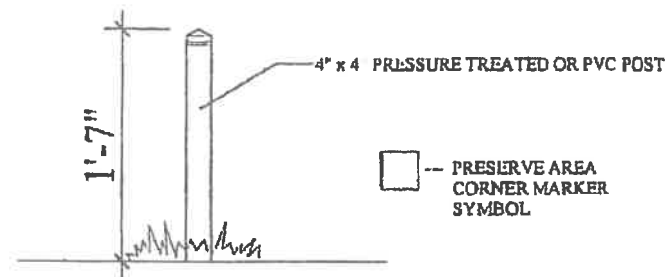
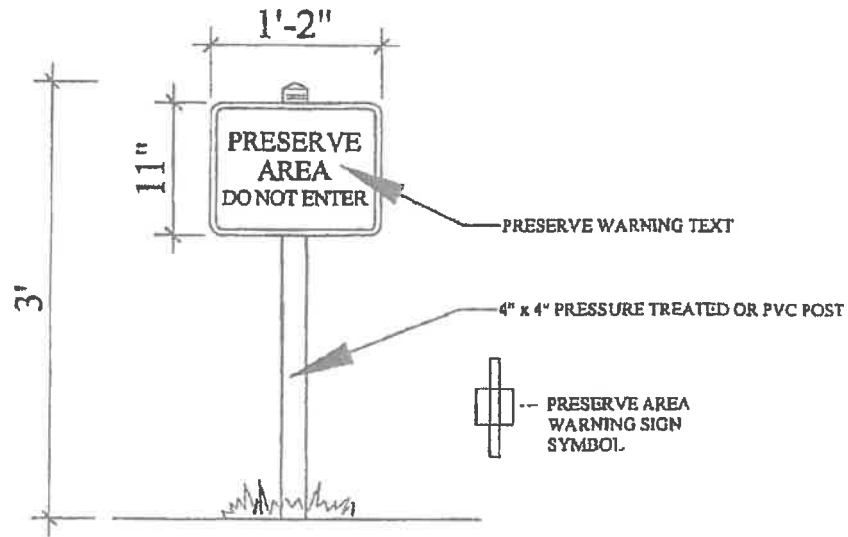
HOBE SOUND  
 ENVIRONMENTAL CONSULTANTS, INC.  
 9512 DUNCAN STREET HOBE SOUND, FL 33455  
 PHONE: (772) 545-3676 E-MAIL: bobhseav@gmail.com

LHSE-FORM15SCRUB-JAY DATA FORM.DWG

# lucido & associates

711 E. Duval Street, Suite 300, Fort Lauderdale, Florida 33301  
 180 Avenue A, Suite 100, Fort Lauderdale, Florida 33305  
 257 N.W. 10th Avenue, Suite 100, Fort Lauderdale, Florida 33305

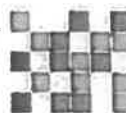
(954) 775-1111 Fax (954) 775-1112  
 (954) 467-1234 Fax (954) 467-1235  
 (954) 467-1234 Fax (954) 467-1235



## Preserve Boundary Markers and Signs

## FIREWISE TOOLKIT

### ➔ FIREWISE PRINCIPLES



## A guide to Firewise principles

THE FIREWISE COMMUNITIES PROGRAM provides homeowners with simple and easy steps to help reduce a home's wildfire risk by preparing ahead of a wildfire. These steps are rooted in principles based on solid fire science research into how homes ignite. The research comes from the world's leading fire experts whose experiments, models and data collection are based on some of the country's worst wildland fire disasters.

Below are Firewise principles and tips that serve as a guide for residents:

When it comes to wildfire risk, it is not a geographical location, but a set of conditions that determine the home's ignition potential in any community.

Wildfire behavior is influenced by three main factors: topography (lie of the land), weather (wind speed, relative humidity and ambient temperature) and fuel (vegetation and man-made structures). In the event of extreme wildfire behavior, extreme weather conditions are normally

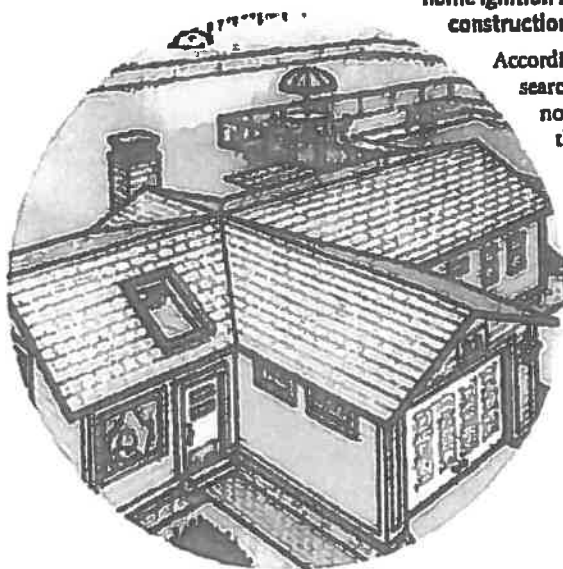
present, like extended drought, high winds, low humidity and high temperatures, coupled with excess fuel build up including the accumulation of live and dead vegetation material. Additionally, the inherent lie of the land influences the intensity and spread a fire takes. Fires tend to move upslope, and the steeper the slope the faster it moves.

Of these three factors, fuel is the one we can influence.

Debris like dead leaves and pine needles left on decks, in gutters and strewn across lawns can ignite from flying embers. Fire moving along the ground's surface can "ladder" into shrubs and low hanging tree limbs to create longer flames and more heat. If your home has flammable features or vulnerable openings, it can also serve as fuel for the fire, and become part of a disastrous chain of ignitions to other surrounding homes and structures.

A home's ignition risk is determined by its immediate surroundings or its "home ignition zone" and the home's construction materials.

According to fire science research and case studies, it's not where a home is located that necessarily determines ignition risk, but the landscape around it, often referred to as the "home ignition zone." The home ignition zone is defined as the home and its immediate surroundings up to 200 feet (60 m).



The Firewise Communities Program provides tips for reducing wildfire risk based on the home ignition zone concept:

**Home Zone:** Harden your home against wildfire. This includes fences, decks, porches and other attachments. From the point of view of a fire, if it's attached to the house it is a part of the house. Non-flammable or low flammability construction materials—especially for roofs, siding and windows—are recommended for new homes or retrofits. Keep any flammables, including plantings and mulch out of the area within 5 feet of your home's perimeter.

**Zone 1:** This well-irrigated area encircles the structure for at least 30 feet on all sides including decks and fences, and provides space for fire suppression equipment in the event of an emergency. Lawns should be well maintained and mowed. Plantings should be limited to carefully-spaced low flammability species. In particularly fire prone areas, non-flammable mulch should be considered.

**Zone 2:** This area encircles 30 - 100 feet from the home. Low flammability plant materials should be used here. Plants should be low-growing and the irrigation system should extend into this section. Shrubs and trees should be limbed up and spaced to prevent crowns of trees from touching.

**Zone 3:** This area encompasses 100 - 200 feet from the home. Place low-growing plants and well-spaced trees in this area, remembering to keep the volume of vegetation (fuel) low.



## FIREWISE TOOLKIT

### → FIREWISE PRINCIPLES



**Zone 4:** This furthest zone from the structure is a natural area. Selectively prune and thin all plants and remove highly flammable vegetation.

**Homeowners can and must take primary responsibility for wildfire safety action around the home.**

There are not enough fire fighting resources to protect every house during severe wildfires, and with shrinking budgets it means we need to do more with less. Fire fighters are trained to safely and efficiently suppress wildland fires, but their effectiveness is reduced when they must sweep decks, move wood piles and patio furniture while trying to fight a fire. According to fire science research, individual efforts do make a difference even in the face of a catastrophic wildfire.

The following steps are outlined by the Firewise program to reduce home ignition risk, based on this principle:

- Prune low hanging limbs to reduce ladder fuels
- Clean roofs and gutters of pine needles and dead leaves
- Keep flammable plants and mulches at least 5 feet away from your home's perimeter
- Use low-growing, well pruned and fire-resistant plants around home
- Screen or box-in areas below patios and decks with wire screening no larger than 1/8-inch mesh
- Sweep decks and porches clear of fallen leaves
- Move woodpiles away from the home during non-winter months
- Bring doormats and furniture cushions inside when an area is threatened by a wildfire

- Close garage doors when leaving your home in the event of an evacuation

**We all have a role to play in protecting ourselves and others.**

Your home ignition zone extends up to 200 feet—and it's quite common to have neighbors whose home ignition zone overlaps yours. Buildings closer than 100 feet apart can ignite one another if they are in flames. In addition, many communities have commonly owned property, including natural or wooded areas that can pose fire risks to all. This means that to be most effective, neighbors need to work together and with their local fire service to achieve greater wildfire safety.

Together, community residents can work with agencies and elected officials to accomplish the following:

- Ensure that homes and neighborhoods have legible/clearly marked street names and numbers
- Create "two ways out" of the neighborhood for safe evacuation during a wildfire emergency
- Create phone trees to alert residents about an impending fire
- Review any existing community rules or regulations on vegetation management and construction materials to see if they are "Firewise-friendly"
- Use the "Ready, Set, Go!" program with the fire department to educate neighbors
- Use the Firewise Communities/USA® Recognition Program to create and implement an ongoing action plan that will also earn the neighborhood national recognition for their efforts

**LEARN MORE** about how to keep families safe and reduce homeowners' risk for wildfire damage at [www.firewise.org](http://www.firewise.org).

**ADDITIONALLY,** complimentary brochures, booklets, pamphlets, videos and much more can be found on the information and resources page of the website and ordered online through the Firewise catalog.



## FIREWISE TOOLKIT

➔ FIREWISE / TIPS FOR HOMEOWNERS



### Firewise tips checklist for homeowners

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**WILDFIRE DOESN'T HAVE TO BURN** everything in its path. In fact, cleaning your property of debris and maintaining your landscaping are important first steps to helping minimize damage and loss.

The work you do today can make a difference. Follow these simple action steps now and throughout the year to prepare and help reduce the risk of your home and property becoming fuel for a wildfire:

- ☐ Clear leaves and other debris from gutters, eaves, porches and decks. This prevents embers from igniting your home.
- ☐ Keep your lawn hydrated and maintained. If it is brown, cut it down to reduce fire intensity. Dry grass and shrubs are fuel for wildfire.
- ☐ Remove dead vegetation from under your deck and within 10 feet of the house.
- ☐ Don't let debris and lawn cuttings linger. Dispose of these items quickly to reduce fuel for fire.
- ☐ Remove anything stored underneath decks or porches.
- ☐ Inspect shingles or roof tiles. Replace or repair those that are loose or missing to prevent ember penetration.
- ☐ Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- ☐ Cover exterior attic vents with metal wire mesh no larger than 1/8 inch to prevent sparks from entering the home.
- ☐ Remove flammable materials (firewood stacks, propane tanks, dry vegetation) within 30 feet of your home's foundation and outbuildings, including garages and sheds. If it can catch fire, don't let it touch your house, deck or porch.
- ☐ Enclose under-eave and soffit vents or screen with metal mesh to prevent ember entry.
- ☐ Wildfire can spread to tree tops. If you have trees on your property, prune so the lowest branches are 6 to 10 feet from the ground.

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**Learn more** about how to keep your family safe and reduce your home's risk for wildfire damage at [www.firewise.org](http://www.firewise.org).





## FIREWISE TOOLKIT



### ➔ FIREWISE COMMUNITIES / USA® RECOGNITION PROGRAM

## Firewise Communities / USA® Recognition Program checklist

BY WORKING WITH NEIGHBORS, individual residents can make their own property – and their neighborhood – much safer from the flames and embers of a wildfire. The Firewise Communities/USA® Recognition Program provides a series of steps so you and your neighbors can act now ahead of a wildfire threat.

Ready to begin? Follow these steps on your way to becoming an official Firewise community.

#### ☐ 1. Talk to your neighbors.

You may be surprised to learn that other residents are just as concerned as you are about wildfire, so make a pledge to get started ... now.

#### ☐ 2. Recruit interested community members.

These people will form a diverse Firewise® board or committee. The group should include homeowners and fire professionals, but may also include planners, land managers, urban foresters and members of other interest groups in your community.

- Choose a group leader/representative. (This person, often known as the "sparkplug," will serve as the spokesperson and take the lead on Firewise initiatives.)

#### ☐ 3. Contact Firewise.

Have the community representative complete an on-line request form on the "contact us" page on the Firewise website ([www.firewise.org](http://www.firewise.org)), or call the Firewise Communities Program office at 617-984-7486. A Firewise representative can answer your questions, and help you get started.

#### ☐ 4. Schedule a site assessment visit.

This is the first step of the process of achieving Firewise Communities/USA recognition status.

- Have the community representative contact your state's Firewise Communities/USA liaison, a specialist in wildland/urban interface (WUI) fire, to inquire about a site assessment and evaluation of your community's current wildfire readiness. Your state liaison's contact information is available on the Firewise website.

- Schedule a time to meet with the state liaison or his/her designee to provide a community wildfire risk evaluation. Plan on at least one full day for this activity.

- At the same time, contact your local fire official who will accompany the state liaison for the evaluation.

- A site assessment is **not** a Community Wildland Protection Plan (CWPP). It is a wildfire risk evaluation of the potential Firewise Communities/USA site that is applying for national recognition.

#### ☐ 5. Review the site assessment and evaluation document.

The assessment does not have a specific format, but the program endorses an assessment style that:

- Includes a simple document for homeowners/residents to review the potential community site.
- Familiarizes the homeowner/resident with the way ignitions are likely to occur and how homes are likely to be lost in the event of a wildfire.
- Explains and illustrates common strengths and vulnerabilities with respect to this site's wildfire risk.

Upon completion of the evaluation, the state liaison or designee will schedule a meeting with your local Firewise committee to review the findings of your community assessment. At this time, your committee will determine whether they accept the findings or reject them. If you accept the evaluation, the process continues; if you don't, the process is terminated.



## FIREWISE TOOLKIT



### ➡ FIREWISE COMMUNITIES / USA® RECOGNITION PROGRAM

#### ☐ 6. Create a plan.

Based on the evaluation and assessment, your Firewise committee develops a plan to tackle problem areas. In your plan, remember to include deadlines and a schedule to keep you on track. Record your action plan, and have all members of your committee sign it. Your plan should include:

- One day during the year that is designated as "Firewise Day." Whether it's a "chipper day" that gathers equipment and volunteers to chip up brush and tree limbs, a state fair exhibit or a community clean-up day, the Firewise Day helps you get the work done to make your community safer.
- Firewise mitigation activities that amount to a community investment of more than \$2/capita/year of 'in-kind' volunteer contribution or grants.
- Once the plan is finished, share it with your state liaison.

#### ☐ 7. Implement your plan.

Tackle the items in your plan. Designate the party responsible for each action, including who will take the lead on Firewise Day. Remember, everything you do should be documented, so you can send the paperwork in with your application form.

#### ☐ 8. Apply for recognition in the Firewise Communities/USA Recognition Program.

You've completed your plan; now it's time to receive the recognition you deserve. Not only is your community safer from wildfire, you will now be able to celebrate your official status as a nationally recognized Firewise community. Remember to:

- Fill out the application form
- Attach your completed Firewise community plan
- Attach the Firewise Day document that lists names of volunteers, the hours involved and activities you've accomplished
- Attach any photos that illustrate your great work

- Send your completed application and attached documents to your state liaison for review

- Your state liaison will forward the application to the NFPA Firewise program headquarters. You can expect to receive your recognition materials (sign, plaque and other items) within 2-4 weeks after NFPA receives your application.

#### ☐ 9. Renew your application each year.

The work of a Firewise community is never done. To maintain active status in the program, you must continue the work throughout the year, documenting all activities, including your Firewise Day, the hours involved, and the volunteers. The information is easy to report through the Firewise website.

#### ☐ 10. Celebrate your success!

We want to hear from you! Share your story with the Firewise Communities Program family. We'll include your photos and activities on the Firewise website, feature your community in our blog, and promote your hard work through our social media platforms.

#### Questions?

Contact the Firewise Communities Program. More information can be found on the Firewise website.



**MARTIN COUNTY, FLORIDA  
PRESERVE AREA MANAGEMENT PLAN  
ANNUAL MONITORING REPORT FOR (Year)**

Annual monitoring shall be conducted at the end of the wet season (usually by November 30) for five years from the date of PAMP approval. A report of the results of each monitoring event shall be submitted by the property owner to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring. Monitoring and reporting are the responsibility of the property owner. However, a qualified environmental professional may conduct the monitoring, prepare the Annual Monitoring Reports, or submit the Reports. All Annual Monitoring Reports shall contain the following information:

- Name and address of current owner of Preserve Area;
- Location of Preserve Area (*site/project location, Martin County Parcel Control Number, section/township/range, etc*);
- Date PAMP approved;
- Documentation of vegetation changes, including encroachment of exotic vegetation;
- Fixed-point panoramic photos of all Preserve Areas;
- Synopsis of maintenance activities conducted in compliance with the PAMP requirements such as exotic vegetation removal, re-vegetation, and additional enhancement activities necessary to maintain the Preserve Area;
- A timetable for action within 90 days of the report;
- A list of all violations of the PAMP; and
- Recommendations for remedial actions, with a proposed schedule for the coming year.

Signature/Date : \_\_\_\_\_  
 Typed Name/Title : \_\_\_\_\_  
 Company Name (if applicable): \_\_\_\_\_



**TRANSMITTAL  
(VIA HAND DELIVERY)**

<b>Date:</b>	September 20, 2018		
<b>To:</b>	Catherine Riiska Martin County Growth Management Dept.		
<b>From:</b>	Morris A. Crady, AICP		
<b>Subject:</b>	The Reserve at Jensen Beach, Revised Master & Final Site Plan Application (MC Project #S185-012)	<b>Project No.</b>	18-021

In response to the attached completeness letter dated September 5, 2018, please find enclosed the application fee check in the amount of \$12,000.00, the original application package, an additional set of plans, and a CD of all.

Below are the responses to the items requiring additional attention in the completeness letter.

**Item #1: Property owners list** - Acknowledged.

**Item #2: Utilities-related calculations** – See enclosed calculations by Captec Engineering.

Also provided is the certification for the posting of the sign on the property.

If you have any questions or need additional information, please feel free to contact me or my assistant, Shirley Lyders.

701 SE Ocean Blvd., Stuart, FL 34994 P (772) 220-2100 F (772) 223-0220  
email: [mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)



**DOUG SMITH**  
Commissioner, District 1

**ED FIELDING**  
Commissioner, District 2

**HAROLD E. JENKINS II**  
Commissioner, District 3

**SARAH HEARD**  
Commissioner, District 4

**EDWARD V. CIAMPI**  
Commissioner, District 5

**TARYN KRYZDA, CPM**  
County Administrator

**SARAH W. WOODS**  
County Attorney

# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

Telephone: (772) 288-5495  
Fax: (772) 288-5764  
Email: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)

September 5, 2018

Mr. Morris Crady  
Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 34994

Application No: DEV2018080017  
Project Number: S185-012

RE: Completeness Review  
THE RESERVE AT JENSEN BEACH (FKA SAVANNAH  
APARTMENTS) REVISED MAJOR MASTER AND FINAL SITE  
PLAN

Dear Mr. Crady,

The above referenced application has been determined to be complete for review by the County. Catherine Riiska will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to her attention.

Although the review was determined complete, the following items need additional attention.

**Item #1: PROPERTY OWNERS:** Certified list of property owners to be notified by letter of the public hearings

Comments: To be provided at a later date. Required no later than 14 days prior to a scheduled hearing.

**Item #2:** Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.

Comments: Required. Please provide.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of \$12,000.00 (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for this completeness review.

TELEPHONE  
772-288-5400

WEB ADDRESS  
<http://www.martin.fl.us>

Crady  
September 5, 2018  
Page 2 of 2

Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a copy of a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number S185-012 must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Nicki van Vonno, AICP  
Growth Management Director

NvV:CR:kk

cc: Mr. Alex Aydelotte, Savannah Investments, LLC and Davelu, LLC  
309 SE Osceola Street, Ste. 104, Stuart, FL 34994


Doug Fitzwater  
220 Hibiscus Avenue  
Stuart, FL 34996

Ms. Shirley Lyders  
Lucido & Associates  
701 SE Ocean Blvd.  
Stuart, FL 34994

Notice of Proposed Development  
The Reserve at Jensen Beach  
File Number: S185-012

Dear Ms. Lyders:

This is to certify that the above referenced signs were installed per Martin County requirements and comply with the standards of the notice provisions of Article 10, Section 10.6: Development Review Procedures.



Doug Fitzwater

State of Florida  
County of Martin

Doug Fitzwater, who is personally known to me, acknowledged the forgoing instrument before me on September 19, 2018.



Notary Public, State of Florida









# lucido & associates

August 30, 2018

HAND DELIVERY

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: The Reserve at Jensen Beach (formerly known as Savannah Apartments) – Application for Revised Master / Final Site Plan, with Certificate of Public Facilities Reservation (Our ref. #18-021)**

Dear Nicki:

On behalf of the applicant, Savannah Investments, LLC and Davelu, LLC, we are pleased to submit this application for Revised Master / Final Site Plan approval for this project located between Savannah Road and the FEC Railroad in Jensen Beach. As specifically described in the Project Narrative, the County originally approved the master plan on October 23, 2012 and the development order remains in compliance with the timetable of development schedule by way of various legislative extensions.

The proposed project, which is generally consistent with the approved master plan, consists of 197 multi-family units in nine, 3-story buildings and a clubhouse/pool amenity on approximately 23 acres including almost 6 acres of upland preservation. It has been designed in accordance with the existing COR-2 and RM-8 zoning districts, and all applicable Comprehensive Plan policies and land development regulations. The project was most recently discussed at a pre-application workshop on March 29, 2018.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional set of the 24x36 plans will be submitted upon a completeness determination):

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. Notarized power of attorney by Savannah Investments, LLC for representation by Lucido & Associates;
5. Disclosure of Interest Affidavit by Savannah Investments, LLC;
6. Notarized power of attorney by Davelu, LLC for representation by Lucido & Associates;
7. Disclosure of Interest Affidavit by Davelu, LLC;
8. The recorded deeds documenting ownership (ORB 1839, PG 492, ORB 2443, PG 1719 and ORB 2443, PG 1721)
9. The no property transfer statement;
10. The legal description;
11. Existing recorded Unity of Title;
12. Location map;
13. Signed & sealed engineer's opinion of probable excavation, fill and hauling;
14. Signed & sealed stormwater report;
15. Signed & sealed stormwater maintenance plan;
16. Signed & sealed traffic impact analysis;

Nicki van Vonno  
August 30, 2018  
Page 2 of 2

17. Wildfire Scoresheet;
18. School impact worksheet;
19. Preserve Area Management Plan (includes Environmental Assessment and Listed Species Survey);
20. Landscaping alternative compliance request;
21. Utility service letters;
22. Proposed water sources;
23. Utilities service agreement information form;
24. Aerial map;
25. Signed & sealed boundary and topographic survey (includes tree survey), and digital copy of same;
26. The proposed revised master / final site plan, and digital copy of same;
27. The stamped-approved master plan;
28. Signed & sealed land clearing and erosion control plan;
29. Signed & sealed construction plans;
30. Reduced copy (11x17) of the architectural elevations and floor plans;
31. Landscape plan; and
32. Lighting plan.

In addition to these items, I have also enclosed a copy of the **Land Swap Exhibit** that was discussed at the March 29<sup>th</sup> pre-application workshop. Our project attorney, Terry McCarthy, has been coordinating with the County staff, namely Colleen Holmes, to complete the land swap with the County separate and independent of this application.

Per our discussion at the workshop, I have also enclosed a **Comprehensive Growth Management Plan Density Transition Zone Compliance Analysis** and a follow-up **E-mail dated May 4, 2018 from Paul Schilling**, which is enclosed therein.

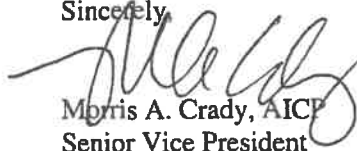
The required state and federal permits will be provided prior to commencement of construction (Option 2). The following standard application materials are not provided for the reasons indicated:

- **Land dedication documentation** - Not applicable because no land is proposed or required to be donated.
- **Evacuation Plan** - Not applicable since the property is not located in a hurricane surge area.
- **Environmental Assessment** - See Preserve Area Management Plan.
- **Environmental waiver** - No waivers or exceptions are required or proposed.
- **Groundwater model** - Not applicable because no potable wells are required or proposed.
- **Signed & sealed lift station calculations** - Provided directly to the Utilities Department
- **Phasing plan** - No phasing is proposed.
- **Surrounding property owners list** - Provided prior to the public hearing.

Upon a determination of completeness, we will submit the additional set of 24x36 plans for and the application fee in the amount of \$12,000.00.

Please feel free to contact me or my assistant, Shirley Lyders, if you have any questions or comments.

Sincerely,



Morris A. Crady, AICP  
Senior Vice President  
Copy Team



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5501 [www.martin.fl.us](http://www.martin.fl.us)

# DEVELOPMENT REVIEW APPLICATION

## A. General Information:

1. **Type of Application:** Revised Major Master and Final Site Plan
2. **Proposed Development's Name:**  
THE RESERVE AT JENSEN BEACH
3. **Former Development's Name:**  
SAVANNAH APARTMENTS
4. **Previous Project Number:** S185-011
5. **Pre-Application Meeting Date:** MARCH 29, 2018
6. **Property Owner:**  
Name or Company Name SAVANNAH INVESTMENTS, LLC AND DAVELU, LLC  
Company Representative ALEX AYDELOTTE  
Address 309 SE OSCEOLA STREET, SUITE 104  
City STUART State FL Zip 34994  
Phone - - Fax - -  
Email ALEX@FLORIDA-COMMERCIAL.NET
7. **Agent:** Select from the List  
Name or Company Name LUCIDO & ASSOCIATES  
Company Representative MORRIS A. CRADY  
Address 701 SE OCEAN BOULEVARD  
City STUART State FL Zip 34994  
Phone 772 - 220 - 2100 Fax 772 - 223 - 0220  
Email MCRADY@LUCIDODESIGN.COM
8. **Contract Purchaser:** Select from the List  
Name or Company Name  
Company Representative  
Address  
City State Zip  
Phone - - Fax - -  
Email
9. **Land Planner:** Same as the Agent  
Name or Company Name  
Company Representative  
Address  
City State Zip  
Phone - - Fax - -  
Email

Same as Agent

**10. Landscape Architect:**

Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_

Select from the list

**11. Surveyor:**

Name or Company Name BETSY LINDSAY, INC.  
 Company Representative BETSY LINDSAY  
 Address 7997 SW JACK JAMES DRIVE  
 City STUART State FL Zip 34997  
 Phone 772 - 286 - 5753 Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email BLINDSAY@BETSYLINDSAY.COM

Select from the list

**12. Civil Engineer:**

Name or Company Name CAPTEC ENGINEERING  
 Company Representative STEVE MARQUART  
 Address 301 NW FLAGLER AVENUE  
 City STUART State FL Zip 34994  
 Phone 772 - 692 - 4344 Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email SMARQUART@GOCAPTEC.COM

Same as Civil Engineer

**13. Traffic Engineer:**

Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_

Select from the list

**14. Architect:**

Name or Company Name MARC WIENER & ASSOCIATES  
 Company Representative MARC WIENER  
 Address 851 S. FEDERAL HIGHWAY, SUITE 203  
 City BOCA RATON State FL Zip 33432  
 Phone 561 - 750 - 4111 Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email MARC@MWARCHITECTURE.COM

Select from the list

**15. Attorney:**

Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_

**16. Environmental Planner:** Same as Agent  
 Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_

**17. Other Professional:**  
 Name or Company Name \_\_\_\_\_  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_

**18. Parcel Control Number(s):**

27-37-41-007-000-00161-0

27-37-41-007-000-00150-0

27-37-41-005-000-00020-0

**19. Certifications by Professionals:**

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

*When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.*



This box must be checked if the applicant waives the limitations.

**B. Applicant or Agent Certification:**

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

  
 Applicant's signature

MORRIS A. CRADY

Printed name

8-29-18

Date

# NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2018, by MORRIS A. CRADY.

He or she

☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

Shirley Lyders  
Notary public signature

\_\_\_\_\_  
Printed name



State of \_\_\_\_\_ at-large



Martin County Development Review  
Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project The Reserve @ Jensen Beach is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

  
Applicant Signature

8-29-18  
Date



## **PROJECT NARRATIVE**

### **The Reserve at Jensen Beach Revised Master and Major Final Site Plan Application August 30, 2018**

#### ***Existing Property Characteristics***

The 23-acre (+/-) subject property is located between Savannah Road and the FEC Railroad in Jensen Beach. The property is bordered to the north by an existing mobile home park and to the south by the VFW meeting hall and vacant lands owned by the Florida Inland Navigational District (FIND). On October 23, 2012, the County approved a Master Site Plan development order for an upscale apartment complex with a maximum of 197 units. The Master Plan development order is in compliance with the timetable for construction by way of several legislative extensions that have been approved by the State and acknowledged by the County.

The property is designated for COR and Medium Density Residential future land use with a corresponding COR-2 and RM-8 zoning district. The site is vacant and consists primarily of native sand pine scrub habitat, but has been impacted by surrounding development and public drainage improvements including the maintenance of Warner Creek and a drainage ditch that conveys stormwater from Savannah Road east to Warner Creek. The area along the FEC railroad also appears to have been previously impacted by the construction and operation of the railroad.

#### ***Proposed Revised Master/Final Site Plan***

The proposed project, which consists of 197 multi-family units in nine, 3-story buildings and a clubhouse/pool amenity, has been designed in accordance with the existing COR-2 and RM-8 zoning districts and is generally consistent with the approved master plan. The project was most recently discussed at a pre-application workshop on March 29, 2018 at which time the applicant confirmed the following design issues with County staff:

- Compliance with the density transition zone policies;
- Deed of property from Martin County to the property owner and relocation of an existing 45' wide drainage easement that extends from Savannah Road to Warner Creek;
- Maximum height of buildings in COR-2 zoning is 30 feet;
- Maximum height of buildings in RM-8 zoning is 40 feet;
- Open space in COR-2 zoning is 40%;
- Open space in RM-8 zoning is 50%;
- Design of the traffic circle/oval on Savannah Road;
- Compliance with perimeter buffer and preserve area requirements; and
- Availability of water and wastewater services from Martin County Utilities.

The project has been designed in accordance with these requirements and all applicable land development regulations.



***Savannah Investments, LLC  
309 SE Osceola Street, Suite 104  
Stuart, Florida 34994***

August 22, 2018

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

Re: The Reserve @ Jensen Beach (formerly  
known as Savannah Apartments)

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Savannah Investments, LLC during the governmental review process of the Revised Master and Final Site Plan application.

Sincerely,

SAVANNAH INVESTMENTS, LLC,  
a Florida limited liability company

By:   
Alex Aydelotte, Managing Member

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing was acknowledged before me this 24<sup>th</sup> day of August, 2018,  
by Alex Aydelotte, Managing Member of SAVANNAH INVESTMENTS, LLC, a  
Florida limited liability company. He ☒ is personally known to me or ☐ has produced  
\_\_\_\_\_ as identification.

(Notarial Seal)

  
NOTARY PUBLIC

My Commission Expires:

Sept 22, 2019



### 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
Savannah Investments, LLC, a Florida limited liability company	309 SE Osceola Street, Suite 104 Stuart, FL 34994

(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
See attached Division of Corporations summary for names, titles and addresses of officers		
Alex Aydelotte	309 SE Osceola Street, Suite 104 Stuart, FL 34994	50%
Tom Aydelotte	309 SE Osceola Street, Suite 104 Stuart, FL 34994	50%

(If more space is needed attach separate sheet)

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:

<b>Name</b>	<b>Address</b>	<b>Interest</b>
None		

(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.

<b>Application Name and/or Project Number</b>	<b>Names &amp; Addresses of Parties involved</b>	<b>Date</b>	<b>Type of Application</b>	<b>Status of Application*</b>
None				

(If more space is needed attach separate sheet)

- Status defined as:

A = Approved  
 P = Pending  
 D = Denied  
 W = Withdrawn

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.

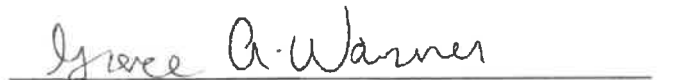
FURTHER AFFIANT SAYETH NOT.

AFFIANT

  
 Alex Aydelotte

STATE OF FLORIDA  
 COUNTY OF MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 24<sup>th</sup> day of August 2018, by ALEX AYDELOTTE, who is ✓ personally known to me or have produced \_\_\_\_\_ as identification.

  
 Notary Public, State of Florida  
 Print Name: Grace A. Warner  
 My Commission Expires: Sept. 22, 2019

(Notary Seal)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SAVANNAH INVESTMENTS, LLC

### Filing Information

**Document Number** L03000043566  
**FEI/EIN Number** 20-0377152  
**Date Filed** 11/12/2003  
**State** FL  
**Status** ACTIVE

### Principal Address

309 SE OSCEOLA ST  
104  
STUART, FL 34994

Changed: 04/08/2015

### Mailing Address

PO BOX 2393  
STUART, FL 34995

Changed: 03/09/2009

### Registered Agent Name & Address

AYDELOTTE, ALEX  
309 SE OSCEOLA ST  
104  
STUART, FL 34994

Address Changed: 04/08/2015

### Authorized Person(s) Detail

#### **Name & Address**

**Title MGRM**

AYDELOTTE, ALEX  
P.O. BOX 2393  
STUART, FL 34995

**Title MGR**

AYDELOTTE, W THOMAS

P.O. BOX 2393  
STUART, FL 34995

#### Annual Reports

Report Year	Filed Date
2016	04/02/2016
2017	03/24/2017
2018	03/12/2018

#### Document Images

<a href="#">03/12/2018 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2016 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2015 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2014 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2013 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2012 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2010 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/03/2009 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2008 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2007 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2004 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/12/2003 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

**EXHIBIT A**  
**THE RESERVE AT JENSEN BEACH**  
**LEGAL DESCRIPTION**

**PARCEL 1: LOT 15, DESTEUBEN'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF THE WESTERLY 660 FEET OF SAID LOT 15. TOGETHER WITH THE NORTH TEN (10) FEET OF THE EASTERLY 660 FEET OF LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, SAID LOT 16 ALSO BEING DESCRIBED AS THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.**

**PARCEL 2: A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY OF STATE ROAD 723, ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 OF DESTEUBEN'S SUBDIVISION: ON THE EAST BY THE EASTERLY LINE OF SAID SECTION 28, AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 15 OF DESTEUBEN'S SUBDIVISION, LOT 15 OF DESTEUBEN'S SUBDIVISION IS ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 41 EAST.**

**SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.**

**CONTAINING 223,405 SQUARE FEET, OR 5.129 ACRES MORE OR LESS. PCN :27-37-41-007-000-00150-0**

**AND TOGETHER WITH**

**THE EAST NINE HUNDRED FORTY (940) FEET OF THE FOLLOWING DESCRIBED PARCEL:**

**THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; ALSO DESCRIBED AS LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; LESS HOWEVER, THE NORTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET THEREOF.**

**TOGETHER WITH THE SOUTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET OF THE LOT 15, BEING PARALLEL WITH THE SOUTH LINE OF LOT 15, OF SAID DESTEUBEN'S SUBDIVISION, SAID STRIP OF LAND BEING TEN (10) FEET WIDE AND SIX HUNDRED SIXTY (660) FEET IN DEPTH ON THE FRONT PORTION OF SAID LOT 15.**

**SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.**

**CONTAINING 156,182 SQUARE FEET, OR 3.585 ACRES MORE OR LESS. PCN: 27-37-41-007-000-00161-0**

**AND TOGETHER WITH**

**ALL THAT PART OF LOTS 3 THRU 8, INCLUSIVE, OF J.T. CLEVELAND'S SUBDIVISION OF GOVERNMENT LOTS 2 AND 3, SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING NORTHERLY OF THE F.E.C. RIGHT-OF-WAY, AS SUBDIVIDED MARCH 21, 1894 IN PLAT BOOK 1, PAGE 213 PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.**

**SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.**

**CONTAINING 622,704 SQUARE FEET, OR 14.295 ACRES MORE OR LESS. PCN: 27-37-41-005-000-00020-0**

**CONTAINING A TOTAL OF 1,002,291 SQUARE FEET, OR 23.009 ACRES MORE OR LESS.**

**AND TOGETHER WITH**

AN ACCESS EASEMENT BEING A PORTION OF LOT 1 OF THE ORIGINAL HOMESTEAD OF ED. F. GLUTSCH SUBDIVISION, AS RECORDED IN PLAT BOOK 1 AT PAGE 213, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°06'23"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 113.35 FEET; THENCE N45°00'01"W, A DISTANCE OF 160.59 FEET TO A POINT ON NORTH LINE OF SAID LOT 1; THENCE S89°53'38"E ALONG SAID NORTH LINE, A DISTANCE OF 113.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

CONTAINING 6,423.78 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.



**Davelu, LLC**  
**759 South Federal Highway, Suite 217**  
**Stuart, Florida 34994**

August 22, 2018

Nicki van Vonno, Director  
 Martin County Growth Management Department  
 2401 S.E. Monterey Road  
 Stuart, FL 34996

Re: The Reserve @ Jensen Beach (formerly  
 known as Savannah Apartments)

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Davelu, LLC during the governmental review process of the Revised Master and Final Site Plan application.

Sincerely,

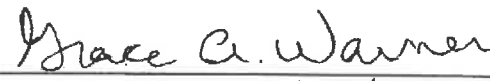
DAVELU, LLC,  
 a Florida limited liability company

By:   
 David Christenson, Managing Member

STATE OF FLORIDA  
 COUNTY OF MARTIN

The foregoing was acknowledged before me this 24 day of August, 2018,  
 by David Christenson, Managing Member of DAVELU, LLC, a Florida limited  
liability company. He ☒ is personally known to me or [ ] has produced \_\_\_\_\_  
 \_\_\_\_\_ as identification.

(Notarial Seal)

  
 NOTARY PUBLIC Grace A. Warner  
 My Commission Expires: Sept 22, 2019



### 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
Davelu, LLC, a Florida limited liability company	759 South Federal Highway, Suite 217 Stuart, FL 34994

(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
See attached Division of Corporations summary for names, titles and addresses of officers		
David Christenson	759 South Federal Highway, Suite 217 Stuart, FL 34994	50%
Lucille Christenson	759 South Federal Highway, Suite 217 Stuart, FL 34994	50%

(If more space is needed attach separate sheet)

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:

<b>Name</b>	<b>Address</b>	<b>Interest</b>
None		

(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.

<b>Application Name and/or Project Number</b>	<b>Names &amp; Addresses of Parties involved</b>	<b>Date</b>	<b>Type of Application</b>	<b>Status of Application*</b>
None				

(If more space is needed attach separate sheet)

- Status defined as:

A = Approved  
 P = Pending  
 D = Denied  
 W = Withdrawn

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.

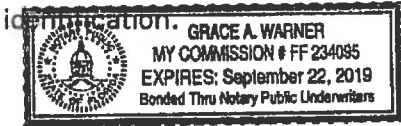
FURTHER AFFIANT SAYETH NOT.

AFFIANT

  
 David Christenson

STATE OF Florida  
 COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 24<sup>th</sup> day of August 2018, by David Christenson, who is ☒ personally known to me or have produced \_\_\_\_\_ as



(Notary Seal)

Grace A. Warner  
 Notary Public, State of Florida  
 Print Name: GRACE A. WARNER  
 My Commission Expires: Sept 22, 2019



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company

DAVELU, L.L.C.

### Filing Information

**Document Number** L05000030705

**FEI/EIN Number** 20-3430155

**Date Filed** 03/29/2005

**State** FL

**Status** ACTIVE

### Principal Address

759 SOUTH FEDERAL HIGHWAY  
SUITE 217  
STUART, FL 34994

Changed: 01/04/2011

### Mailing Address

759 SOUTH FEDERAL HIGHWAY  
SUITE 217  
STUART, FL 34994

Changed: 01/04/2011

### Registered Agent Name & Address

CHRISTENSON, DAVID  
759 SOUTH FEDERAL HIGHWAY, SUITE 217  
STUART, FL 34994

Address Changed: 01/04/2011

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

CHRISTENSON, DAVID AMGRM  
759 SOUTH FEDERAL HIGHWAYM SUITE 217  
STUART, FL 34994

Title MGRM

CHRISTENSON, LUCILLE

759 SOUTH FEDERAL HIGHWAY, SUITE 217  
STUART, FL 34994

#### Annual Reports

Report Year	Filed Date
2016	01/22/2016
2017	01/09/2017
2018	01/15/2018

#### Document Images

<a href="#">01/15/2018 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2017 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2016 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2015 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2014 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2013 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2012 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2011 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2010 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2009 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2008 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2007 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2005 - ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2005 - Florida Limited Liabilities</a>	<a href="#">View image in PDF format</a>

**EXHIBIT A**  
**THE RESERVE AT JENSEN BEACH**  
**LEGAL DESCRIPTION**

**PARCEL 1: LOT 15, DESTAUBEN'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF THE WESTERLY 660 FEET OF SAID LOT 15. TOGETHER WITH THE NORTH TEN (10) FEET OF THE EASTERLY 660 FEET OF LOT 16, DESTAUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, SAID LOT 16 ALSO BEING DESCRIBED AS THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.**

**PARCEL 2: A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY OF STATE ROAD 723, ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 OF DESTAUBEN'S SUBDIVISION; ON THE EAST BY THE EASTERLY LINE OF SAID SECTION 28, AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 15 OF DESTAUBEN'S SUBDIVISION, LOT 15 OF DESTAUBEN'S SUBDIVISION IS ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 41 EAST.**

**SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.**

**CONTAINING 223,405 SQUARE FEET, OR 5.129 ACRES MORE OR LESS. PCN :27-37-41-007-000-00150-0**

**AND TOGETHER WITH**

**THE EAST NINE HUNDRED FORTY (940) FEET OF THE FOLLOWING DESCRIBED PARCEL:**

**THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; ALSO DESCRIBED AS LOT 16, DESTAUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; LESS HOWEVER, THE NORTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET THEREOF.**

**TOGETHER WITH THE SOUTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET OF THE LOT 15, BEING PARALLEL WITH THE SOUTH LINE OF LOT 15, OF SAID DESTAUBEN'S SUBDIVISION, SAID STRIP OF LAND BEING TEN (10) FEET WIDE AND SIX HUNDRED SIXTY (660) FEET IN DEPTH ON THE FRONT PORTION OF SAID LOT 15.**

**SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.**

**CONTAINING 156,182 SQUARE FEET, OR 3.585 ACRES MORE OR LESS. PCN: 27-37-41-007-000-00161-0**

**AND TOGETHER WITH**

**ALL THAT PART OF LOTS 3 THRU 8, INCLUSIVE, OF J.T. CLEVELAND'S SUBDIVISION OF GOVERNMENT LOTS 2 AND 3, SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING NORTHERLY OF THE F.E.C. RIGHT-OF-WAY, AS SUBDIVIDED MARCH 21, 1894 IN PLAT BOOK 1, PAGE 213 PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.**

**SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.**

**CONTAINING 622,704 SQUARE FEET, OR 14.295 ACRES MORE OR LESS. PCN: 27-37-41-005-000-00020-0**

**CONTAINING A TOTAL OF 1,002,291 SQUARE FEET, OR 23.009 ACRES MORE OR LESS.**

**AND TOGETHER WITH**

AN ACCESS EASEMENT BEING A PORTION OF LOT 1 OF THE ORIGINAL HOMESTEAD OF ED. F. GLUTSCH SUBDIVISION, AS RECORDED IN PLAT BOOK 1 AT PAGE 213, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°06'23"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 113.35 FEET; THENCE N45°00'01"W, A DISTANCE OF 160.59 FEET TO A POINT ON NORTH LINE OF SAID LOT 1; THENCE S89°53'38"E ALONG SAID NORTH LINE, A DISTANCE OF 113.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

CONTAINING 6,423.78 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.



Prepared By: Marianne F. Messersmith  
Fast Title, Inc.  
27 East Ocean Boulevard  
Stuart, FL  
incidental to the issuance of a title insurance policy.  
File Number: 119-mm-03  
Parcel ID #:  
Grantee(s) SS #:

INSTR # 1708288  
OR BK 01839 PG 0492  
RECORDED 11/17/2003 10:08:58 AM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 945.00  
RECORDED BY S Phoenix

## WARRANTY DEED

This WARRANTY DEED, dated 11/14/03 by Irvin V. Deggeller and Evelyn Deggeller, his wife, whose post office address is: 4034 SE Old St. Lucie Blvd, Stuart, FL 34996, hereinafter called the GRANTOR, to Savannah Investments, LLC, a Florida limited liability corporation whose post office address is: P.O. BOX 2393, STUART, Florida 34995 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Martin County, Florida, viz:

See Exhibit "A" attached hereto.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2003.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is: 4034 SE Old St. Lucie Blvd, Stuart, Florida 34996.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Marianne Messersmith

Irvin V. Deggeller

Evelyn Deggeller

State of Florida  
County of Martin

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 11/14/03 by: Irvin V. Deggeller and Evelyn Deggeller, who is personally known to me or who has produced Florida Driver's Lic. as identification.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

CHARLES E. GEARY  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # 00118300  
EXPIRES 08/29/2008  
BONDED THRU 1-888-NOTARY1

# **EXHIBIT "A"**

Parcel 1: Lot 15, DESTEUBEN'S SUBDIVISION of the West half of the Northwest quarter Section 27, Township 37 South, Range 41 East, as recorded in Plat Book 1, Page 13, Public Records of St. Lucie County, Florida; also described as the North five (5) acres of the South ten (10) acres of the Southwest quarter of the Northwest quarter Section 27, Township 37 South, Range 41 East, Martin County, Florida, LESS the South 10 feet of the Westerly 660 feet of said Lot 15. TOGETHER WITH the North ten (10) feet of the Easterly 660 feet of Lot 16, DESTEUBEN'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 1, Page 13, St. Lucie (now Martin) County, Florida, Public Records, said Lot 16 also being described as the South five (5) acres of the Southwest quarter of the Northwest quarter of Section 27, Township 37 South, Range 41 East, Martin County, Florida.

Parcel 2: A parcel of land lying in the Southeast quarter of the Northeast quarter of Section 28, Township 37 South, Range 41 East, bounded on the West by the Easterly right of way of State Road 723, on the North by the Westerly extension of the North line of Lot 15 of DESTEUBEN'S SUBDIVISION; on the East by the Easterly line of said Section 28, and on the South by the Westerly extension of the South line of said Lot 15 of DESTEUBEN'S SUBDIVISION, Lot 15 of DeSteuben's Subdivision is also described as the North five (5) acres of the South ten (10) acres of the Southwest quarter of the Northwest quarter of Section 27, Township 27 South, Range 41 East.



INSTR # 2199481  
OR BK 02443 PG 1719  
Pgs 1719 - 1720 (2 pgs)  
RECORDED 03/18/2010 12:28:59 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 0.70  
RECORDED BY S Phoenix

Prepared by and return to:  
Terence P. McCarthy, Esq.

McCarthy, Summers, Bobko, Wood & Sawyer, P.A.  
2480 S.E. Federal Highway Fourth Floor  
Stuart, FL 34994  
772-286-1700  
File Number: 02225412  
Will Call No.: 50

[Space Above This Line For Recording Data]

## Quit Claim Deed

This Quit Claim Deed made this 16th day of March, 2010 between Savannah-Excel, L.L.C., a Florida limited liability company whose post office address is PO Box 397, Stuart, FL 34995, grantor, and Savannah Investments, LLC, a Florida limited liability company whose post office address is PO Box 2393, Stuart, FL 34995, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Martin County, Florida to-wit:

The East 940.00 feet of the following described parcel: The South 5 acres of the Southwest quarter of the Northwest quarter of Section 27, Township 37 South, Range 41 East, Martin County, Florida; also described as Lot 16, Desteuben's Subdivision, according to the map or plat thereof, recorded in Plat Book 1, page 13, Public Records of St. Lucie (now Martin) County, Florida; LESS however the North 10 feet of the Easterly 660 feet thereof. TOGETHER WITH the South (10) feet of the Westerly 660 feet of Lot 15, being parallel with the South line of Lot 15, said Desteuben's Subdivision, said strip being 10 feet wide and 660 feet in depth on the front portion of said Lot 15.

Parcel Identification Number: 27-37-41-007-000-00161-00000

Subject to taxes for 2010, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

DoubleTimee

Signed, sealed and delivered in our presence:

as to both  
Witness Name: Pam Heiges  
Witness Name: Roni Winton

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Savannah-Excel L.L.C., a Florida limited liability company

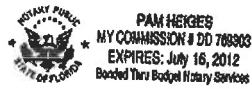
By: Leonard Rutland, Jr., Managing Member

By: Adonna Rutland  
Adonna Rutland, Managing Member

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 16th day of March, 2010 by Leonard Rutland, Jr., Managing Member and Adonna Rutland, Managing Member of Savannah-Excel, L.L.C., a Florida limited liability company, on behalf of the company. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Pam Heiges

My Commission Expires: \_\_\_\_\_

INSTR # 2199482  
OR BK 02443 PG 1721  
Pgs 1721 - 1723 (3 pgs)  
RECORDED 03/18/2010 12:28:59 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DDC TAX 1.090.00  
RECORDED BY S Phoenix

Prepared by and return to:  
Terence P. McCarthy, Esq.

McCarthy, Summers, Bobko, Wood & Sawyer, P.A.  
2400 S.E. Federal Highway Fourth Floor  
Stuart, FL 34994  
772-286-1700  
File Number: 02225412  
Will Call No.: 50

Parcel Identification No. 27-37-41-005-000-00020-00000

[Space Above This Line For Recording Date]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16th day of March, 2010 between Savannah-Excel, L.L.C., a Florida limited liability company whose post office address is PO Box 397, Stuart, FL 34995 of the County of Martin, State of Florida, grantor\*, and Savannah Investments, LLC, a Florida limited liability company whose post office address is PO Box 2393, Stuart, FL 34995 of the County of Martin, State of Florida, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2010, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

DoubleTime

Signed, sealed and delivered in our presence:

as to  
both  
Kim Todd  
Witness Name: Kim Todd  
Pam Heiges  
Witness Name: Pam Heiges

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Savannah-Excel, L.L.C., a Florida limited liability company

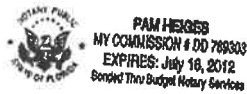
By: Leonard Rutland, Jr.  
Leonard Rutland, Jr., Managing Member

By: Adonna Rutland  
Adonna Rutland, Managing Member

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 12th day of March, 2010 by Leonard Rutland, Jr., Managing Member and Adonna Rutland, Managing Member of Savannah-Excel, L.L.C., a Florida limited liability company, on behalf of the company. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



Pam Heiges  
Notary Public

Printed Name: Pam Heiges

My Commission Expires: \_\_\_\_\_

## Exhibit A

**Parcel 1:**

An undivided one-half (1/2) interest in the following described land:

All that part of Lots 3 through 8, inclusive, of J.T. Cleveland's Subdivision of Government Lots 2 and 3, of Section 27, Township 37 South, Range 41 East, Martin County, Florida, lying Northwesterly of Florida East Coast Railway Company's Northwesterly right-of-way limit, said right-of-way limit being located 50 feet Northerly of the centerline of said Railway's main track; said Subdivision being transcribed from Deed Book "X", page 752, Public Records of Brevard County, Florida and recorded in Plat Book 1, page 213, Public Records of St. Lucie (now Martin) County, Florida.

TOGETHER WITH a non-exclusive easements for the benefit of the above described parcel as created by and set forth in those certain Grants of Easement and Consent, Acknowledgment and Acceptance by Grantee recorded in Official Records Book 2107, pages 1544, Official Records Book 2128, page 1845 and Official Records Book 2128, page 1853, of the Public Records of Martin County, Florida.

Parcel Identification Number: 27-37-41-005-000-00020-00000

and

**Parcel 2:**

An undivided one-quarter (1/4) interest in the following described land:

The East 940.00 feet of the following described parcel: The South 5 acres of the Southwest quarter of the Northwest quarter of Section 27, Township 37 South, Range 41 East, Martin County, Florida; also described as Lot 16, Desteuben's Subdivision, according to the map or plat thereof, recorded in Plat Book 1, page 13, Public Records of St. Lucie (now Martin) County, Florida; LESS however the North 10 feet of the Easterly 660 feet thereof. TOGETHER WITH the South (10) feet of the Westerly 660 feet of Lot 15, being parallel with the South line of Lot 15, said Desteuben's Subdivision, said strip being 10 feet wide and 660 feet in depth on the front portion of said Lot 15.

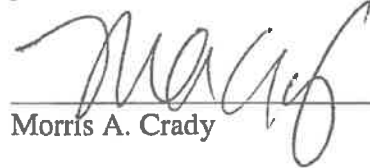
Parcel Identification Number: 27-37-41-007-000-00161-00000

File Number: 02225412

DoubleTime

To the best of my knowledge and belief, there has been no transfer of the subject property since the 3 deeds into Savannah Investments, LLC and Davelu, LLC were recorded in the Martin County Public Records.

DATED THIS 29<sup>th</sup> DAY OF August, 2018.

  
Morris A. Crady

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF August, 2018 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:





**EXHIBIT A**  
**THE RESERVE AT JENSEN BEACH**  
**LEGAL DESCRIPTION**

PARCEL 1: LOT 15, DESTEUBEN'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF THE WESTERLY 660 FEET OF SAID LOT 15. TOGETHER WITH THE NORTH TEN (10) FEET OF THE EASTERLY 660 FEET OF LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, SAID LOT 16 ALSO BEING DESCRIBED AS THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

PARCEL 2: A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY OF STATE ROAD 723, ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 OF DESTEUBEN'S SUBDIVISION: ON THE EAST BY THE EASTERLY LINE OF SAID SECTION 28, AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 15 OF DESTEUBEN'S SUBDIVISION, LOT 15 OF DESTEUBEN'S SUBDIVISION IS ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 41 EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 223,405 SQUARE FEET, OR 5.129 ACRES MORE OR LESS. PCN :27-37-41-007-000-00150-0

**AND TOGETHER WITH**

THE EAST NINE HUNDRED FORTY (940) FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; ALSO DESCRIBED AS LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; LESS HOWEVER, THE NORTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET THEREOF.

TOGETHER WITH THE SOUTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET OF THE LOT 15, BEING PARALLEL WITH THE SOUTH LINE OF LOT 15, OF SAID DESTEUBEN'S SUBDIVISION, SAID STRIP OF LAND BEING TEN (10) FEET WIDE AND SIX HUNDRED SIXTY (660) FEET IN DEPTH ON THE FRONT PORTION OF SAID LOT 15.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 156,182 SQUARE FEET, OR 3.585 ACRES MORE OR LESS. PCN: 27-37-41-007-000-00161-0

**AND TOGETHER WITH**

ALL THAT PART OF LOTS 3 THRU 8, INCLUSIVE, OF J.T. CLEVELAND'S SUBDIVISION OF GOVERNMENT LOTS 2 AND 3, SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING NORTHERLY OF THE F.E.C. RIGHT-OF-WAY, AS SUBDIVIDED MARCH 21, 1894 IN PLAT BOOK 1, PAGE 213 PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 622,704 SQUARE FEET, OR 14.295 ACRES MORE OR LESS. PCN: 27-37-41-005-000-00020-0

**CONTAINING A TOTAL OF 1,002,291 SQUARE FEET, OR 23.009 ACRES MORE OR LESS.**

**AND TOGETHER WITH**

AN ACCESS EASEMENT BEING A PORTION OF LOT 1 OF THE ORIGINAL HOMESTEAD OF ED. F. GLUTSCH SUBDIVISION, AS RECORDED IN PLAT BOOK 1 AT PAGE 213, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°06'23"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 113.35 FEET; THENCE N45°00'01"W, A DISTANCE OF 160.59 FEET TO A POINT ON NORTH LINE OF SAID LOT 1; THENCE S89°53'38"E ALONG SAID NORTH LINE, A DISTANCE OF 113.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

CONTAINING 6,423.78 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

UNITY OF TITLE

In consideration of the issuance of a Permit to Savannah Investments, LLC, a Florida limited liability company, and Davelu, LLC, a Florida limited liability company, as "Owner", for the construction of a multi-family residential project in Jensen Beach, Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.
4. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

Signed, acknowledged and notarized on this 30 day of October, 2012.

"OWNER"

Signed, sealed and delivered  
in the presence of:

SAVANNAH INVESTMENTS, LLC, a Florida  
limited liability company

Sign: Alex Aydelotte  
Print Name: Alex Aydelotte

By: W. Thomas Aydelotte  
W. Thomas Aydelotte, Manager/Member

Sign: Albert Brown  
Print Name: ALBERT BROWN

Signed, sealed and delivered  
in the presence of:

DAVELU, LLC, a Florida limited liability  
company

Sign:

Print Name:

Alex Aydelotte

By:

David A. Christenson, Manager/Member

Sign:

Print Name:

Albert Radwin

STATE OF FLORIDA  
COUNTY OF MARTIN

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me  
this 30 day of October, 2012, by W. THOMAS AYDELOTTE as  
Manager/Member of SAVANNAH INVESTMENTS, LLC, a Florida limited  
liability company, on behalf of the Company. He ☒ is personally known to me or ☐  
has produced \_\_\_\_\_ as identification.



(Notarial Seal)

AMY ZWIERNER  
MY COMMISSION # EE 145903  
EXPIRES: March 11, 2016  
Bonded Thru Budget Notary Services

Amy Zwierner  
(Print name beneath signature)  
NOTARY PUBLIC  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF MARTIN

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me  
this 30 day of October, 2012, by DAVID A. CHRISTENSON as  
Manager/Member of DAVELU, LLC, a Florida limited liability company, on  
behalf of the Company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_  
as identification.



(Notarial Seal)

AMY ZWIERNER  
MY COMMISSION # EE 145903  
EXPIRES: March 11, 2016  
Bonded Thru Budget Notary Services

Amy Zwierner  
(Print name beneath signature)  
NOTARY PUBLIC  
My Commission Expires:

This Instrument prepared by:  
Lucido & Associates  
701 E. Ocean Boulevard  
Stuart, FL 34994

EXHIBIT "A"  
LEGAL DESCRIPTION  
SAVANNAH APARTMENTS

PARCEL 1: LOT 15, DESTEBEN'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF THE WESTERLY 660 FEET OF SAID LOT 15, TOGETHER WITH THE NORTH TEN (10) FEET OF THE EASTERLY 660 FEET OF LOT 16, DESTEBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, SAID LOT 16 ALSO BEING DESCRIBED AS THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

PARCEL 2: A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY OF STATE ROAD 723, ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 OF DESTEBEN'S SUBDIVISION; ON THE EAST BY THE EASTERLY LINE OF SAID SECTION 28, AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 15 OF DESTEBEN'S SUBDIVISION, LOT 15 OF DESTEBEN'S SUBDIVISION IS ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 41 EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 223,405 SQUARE FEET, OR 5.129 ACRES MORE OR LESS. PCN :27-37-41-007-000-00150-0

AND TOGETHER WITH

THE EAST NINE HUNDRED FORTY (940) FEET OF THE FOLLOWING DESCRIBED PARCEL: THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; ALSO DESCRIBED AS LOT 16, DESTEBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; LESS HOWEVER, THE NORTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET THEREOF.

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ALL THAT PART OF LOTS 3 THRU 8, INCLUSIVE, OF J.T. CLEVELAND'S SUBDIVISION OF GOVERNMENT LOTS 2 AND 3, SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING NORTHERLY OF THE F.E.C. RIGHT-OF-WAY, AS SUBDIVIDED MARCH 21, 1894 IN PLAT BOOK 1, PAGE 213 PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

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CONTAINING 622,704 SQUARE FEET, OR 14.295 ACRES MORE OR LESS. PCN: 27-37-41-005-000-00020-0

CONTAINING A TOTAL OF 1,002,291 SQUARE FEET, OR 23.009 ACRES MORE OR LESS.

AND TOGETHER WITH

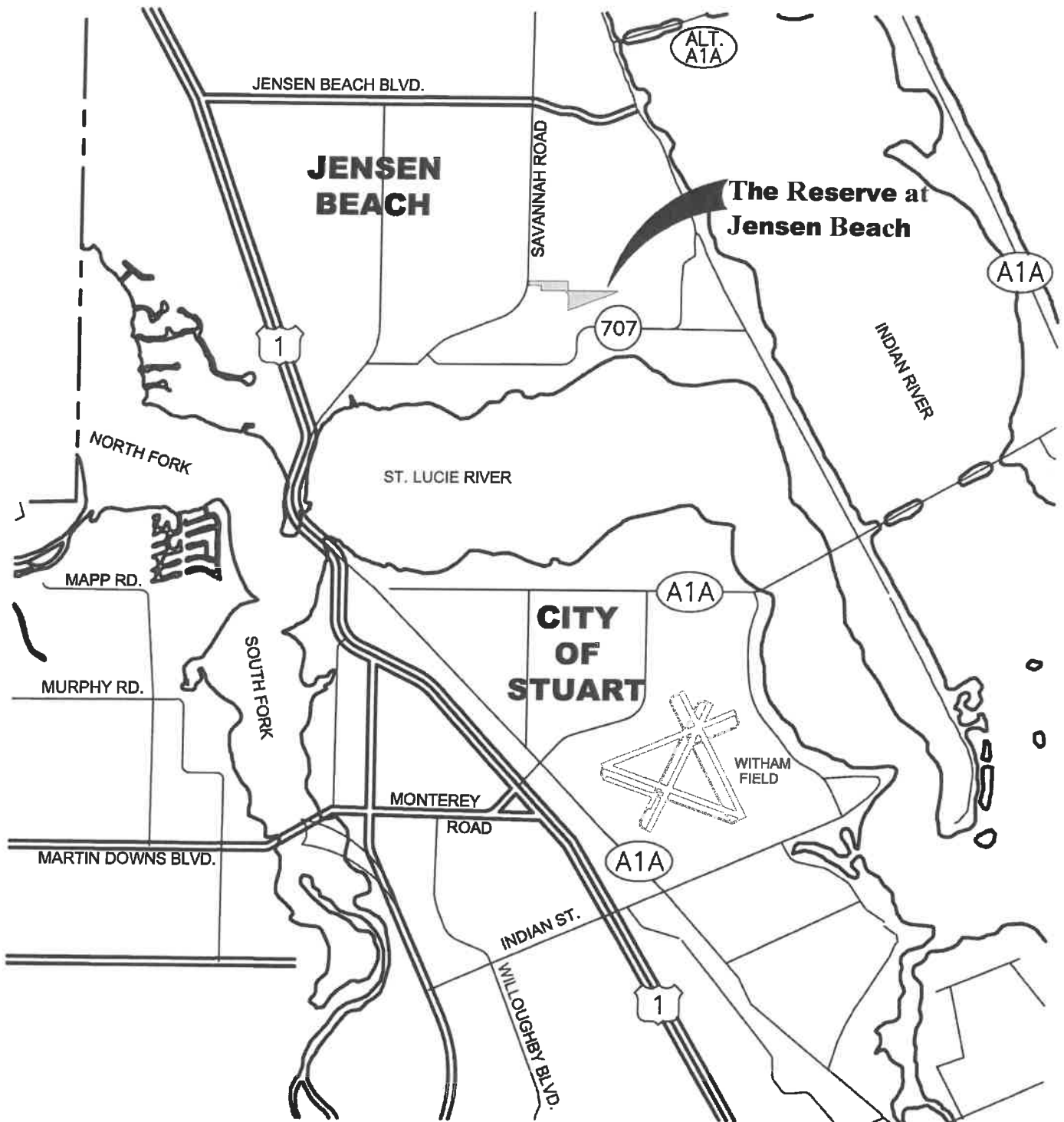
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BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°06'23"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 113.35 FEET; THENCE N45°00'01"W, A DISTANCE OF 160.59 FEET TO A POINT ON NORTH LINE OF SAID LOT 1; THENCE S89°53'38"E ALONG SAID NORTH LINE, A DISTANCE OF 113.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

CONTAINING 6,423.78 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

# Location Map



**lucido & associates**

701 E Coan Blvd., Stuart, Florida 34994  
100 Avenue A Suite 2A, Fort Pierce, Florida 34950  
627 North Thornton Avenue, Orlando, Florida 32803

(772) 220-2100, Fax (772) 223-0220  
(772) 467-1301, Fax (772) 467-1303  
(407) 898-0521, Fax (407) 898-0768



**Savannah Apartments**  
Martin County, Florida 32906



**MARTIN COUNTY ENGINEERING DEPARTMENT**  
**ENGINEER'S OPINION OF PROBABLE EXCAVATION, FILL, AND HAULING**

*(To be submitted with applications for Master Site Plan or Final Site Plan approval or Excavation and Fill Permits)*

**NAME OF FINAL SITE PLAN:** The Reserve at Jensen Beach

**TYPE OF APPLICATION**

*If more than 10,000 cubic yards are hauled to or from the site, the application must be filed as a Major Development*

1) Net cubic yards to be excavated:	<u>50,000</u>	
2) Net cubic yards to be filled:	<u>50,000</u>	
3) Cubic yards to be hauled <b>from</b> site:	<u>0</u>	(subtract line 2 from line 1)

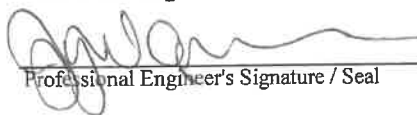
**TYPE OF APPLICATION:** MINOR

**HAULING FEE CALCULATION**

The hauling fee for fill hauled **from** the site is calculated at \$0.21 per cubic yard and is due upon approval of the Final Site Plan application or issuance of the Excavation and Fill Permit

**HAULING FEE:** \$0.00

Prepared by: Joseph W. Capra, P.E.  
Professional Engineer's Name

  
Professional Engineer's Signature / Seal

37638

P.E. No.

August 30, 2018

Date

CAPTEC Engineering, Inc. EB-0007657

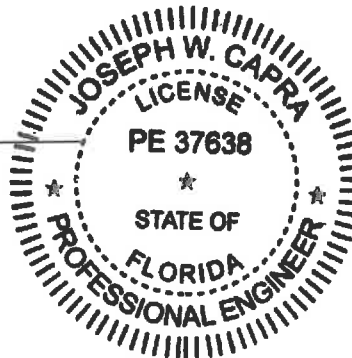
Firm's Name and Certificate of Authorization No. (if applicable)

301 NW Flagler Avenue, Stuart, Florida 34994

Address

(772) 692-4344

Phone No.



County Engineer's (or designee) Acceptance





December 10, 2019

**HAND DELIVERY**

Catherine Riiska, Principal Planner  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

**RE: THE RESERVE AT JENSEN BEACH – Major Revised Master and Final Site Plan – Second Resubmittal in Response to Staff Report Dated August 19, 2019 (MC Project #S185-012; Lucido #18-021)**

Dear Catherine:

In response to the above-referenced staff report, please find enclosed the original resubmittal packet containing the documents and plans referenced below, and a CD with PDF copies of the resubmitted materials, and an additional set of the 24x36 plans.

The enclosed revised materials are listed as follows:

1. The proposed revised master/final site plan;
2. Final PAMP with updated FLUCS/FNAI Map;
3. Open space exhibit reviewed during workshop;
4. Density transition compliance analysis;
5. Landscape plans (project area);
6. Landscape plans (Savannah Road roundabout)
7. Signed & sealed lighting plans (Savannah Road roundabout)
8. Photograph of proposed 7' high decorative fence;
9. 11-26-19 email from Michelle Cullum confirming timber bridge by York Bridge Concepts
10. Reduced copy (11x17) of the architectural elevations;
11. Signed & sealed stormwater report;
12. Signed & sealed land clearing and erosion control plan;
13. Signed & sealed construction plans (Savannah Road roundabout); and
14. Signed & sealed construction plans including CO phasing plan (sheet 4).

The application materials have been revised as outlined in the following itemized responses to the staff comments as discussed during the workshop and in follow up meetings with county staff. Please note the entire comments have not been repeated. Please refer to the staff report for the actual comments within each section. Our responses have been *italicized* for clarity.

**Itemized Responses to Staff Report**

- A. Application information**  
*Agree.*
- B. Project description and analysis**  
*Agree.*
- C. Staff recommendation**  
*See responses to the non-comply comments below.*

**D. Review Board/Committee action**  
*Agree.*

**E. Location and site information**  
*Agree.*

**F. Determination of compliance with Comprehensive Growth Management Plan requirements**  
**Item #1: Open Space**

**Suggestion/Remedy/Clarification:**

Thank you for submitting the requested open space graphic. Please submit a revised master/final site plan and open space graphic to resolve the following identified inconsistencies:

1. The resolution of the open space exhibit, provided on a single sheet without relevant dimensions, is insufficient for staff to be able to confirm the inclusion or exclusion of areas contributing to open space.
  - a. Please submit a revised open space exhibit of sufficient resolution to demonstrate compliance with the open space requirements, similar to the site plan resolution.
  - b. Please include the relevant dimensions within the graphics, such as 2' dimension in each parking row proposed for vehicle overhangs into pervious area.
  - c. Please change the graphic fill for landscape areas to a solid color whose extent does not overrun or underrun the related graphic linework, for clarity.
  - d. Please also provide all data in square feet, in addition to the acreages given.

and site data shown on the revised master/final site plan.

*It was agreed during the workshop discussion that the open space exhibit was sufficient to document compliance with the minimum open space requirement and all agreed that no additional analysis of open space was required or needed. The minor omissions and additions that were identified on the enclosed open space exhibit during the workshop have been reflected correctly on the enclosed master/final site plan site data.*

2. The open space and the pervious area cited in the site plan data tables are the same. However, the project design and the submitted open space graphic depict areas that are pervious but that do not qualify as open space, so these numbers could not be identical. Please revise the appropriate materials (site plan and/or open space exhibit) for consistency with each other and the proposed buildout conditions.

*The minor omissions and additions that were identified on the attached open space exhibit during the workshop have been reflected correctly on the enclosed master/final site plan site data.*

3. The following areas appear to be ineligible to contribute to project open space but also appear to be proposed to contribute to open space on the open space exhibit. Please revise either the site plan or the open space exhibit for consistency and to eliminate areas that are ineligible consistent with the proposed buildout conditions. Some of the following inconsistencies may be due to the lack of resolution, inappropriate graphic 'green fill', and lack of dimensions on the open space exhibit. (Please see comment #1 above). Although almost all of the proposed parking landscape overhang areas are depicted too ambiguously for verification, due to the provided coloring/fill overspill and the lack of dimensions and resolution, the following areas appear to be non-compliant:
  - a. Parking overhangs in the lot immediately south of the pool,
  - b. Parking overhangs in the lot immediately north of Building 1,
  - c. Bike rack pad area immediately southwest of Building 1,
  - d. A/C pads located immediately west of Building 3,
  - e. Portion of A/C pads located immediately east of Building 9,
  - f. Portions of building entrance walkways for Buildings 5, 6, 7, and 8.

*It was agreed during the workshop discussion that the open space exhibit was sufficient to document compliance with the minimum open space requirement and all agreed that no additional analysis of open space was required or needed. The minor omissions and additions that were identified on the enclosed open space exhibit during the workshop have been reflected correctly on the enclosed master/final site plan site data.*

**Item #2: Maximum Allowable Height**

The submitted elevations do not demonstrate compliance with Section 3.14, LDR, Martin County, Fla. (2005) which requires the building height to be measured as “the vertical distance between (1) the lowest permissible elevation above the existing grade which complies with finished floor elevation requirements as established by flood maps, the Health Department, or building code, along the front of a building and (2) the highest point of the coping of a flat roof.” Please submit revised elevations that address the following:

1. The building types for Building #9 and Buildings #1, 3, 5, 6, and 7, are both identified as “Building Type I.2.”, yet appear to be different and have separate architectural plans provided. Please rename these building types on the architectural plans and within the building matrix on the site plan to distinguish between the different building types proposed for clarity.

*Building type designations have been revised to reflect different footprints and building height allowances.*

2. Please label the base starting point of the building height vertical dimension in NAVD88, as established via the codified methodology pursuant to Section 3.14.A., LDR, Martin County, Fla. (2005), instead of the currently shown “FFE” or “0.0” to demonstrate compliance.

*As reviewed, discussed and agreed during the workshop, the starting point for measuring height can continue to be shown as “0.0” with the note, “Min. flood elevation as determined by civil engineer”.*

3. Please revise top-end height dimensions to the appropriate points as required by the codified methodology. The currently depicted “roof el” does not appear to comply with the methodology based upon the building design as shown.

*The reference to “roof el” and other points not required by code have been removed.*

4. The provided elevations indicate that the maximum vertical height proposed for parapets is 5.5’, which does not comply with Section 3.14.B.2., Martin County, Fla. (2005), which limits parapet heights to 4’ maximum.

*It was agreed during the workshop that parapet height can be greater than 4’ provided the maximum building height is not exceeded.*

5. The applicant submitted several “Roof Plan” documents to demonstrate structures proposed above the maximum allowable height meet the maximum 10% of horizontal plane of the roof. This is not the appropriate analysis. The code requirement refers to the roofline across a defined horizontal view which is one dimensional and measured in feet, not to a two-dimensional area within a bird’s-eye view.

*Parapets do not exceed the 4’ allowance, therefore the 10% calculation is not necessary.*

6. Please revise the building matrix, to address the following: a. Building type correction per Comment #1 above.

*See revised building matrix on master/final site plan enclosed.*

b. Maximum allowable height for RM-8 zoning district is 40’.

*See revised building matrix.*

c. Remove the “with allowable parapet extensions” height column.

*See revised building matrix.*

**d. Add ‘Proposed Height’ and cite the height per 3.14. to the top of coping of the flat roof, as required by the code, disregarding any parapets.**

*See revised building matrix.*

**e. Add other buildings proposed, such as the garages and clubhouse, to the building matrix.**

*See revised building matrix.*

**f. Remove net square footage, which is not applicable to the codified standards.**

*See revised building matrix.*

### **Item #3: Density Transition**

#### **Remedy/Suggestion/Clarification:**

Thank you for submitting a detailed density transition analysis with graphics. However, the analysis did not appear to include any discussion or analysis of the “compatible dwelling unit types” required by Policy 4.1F.2.(2)., CGMP, Martin County, Fla. (2019). Please submit a revised analysis.

*See revised analysis that includes a discussion of compatible dwelling unit types.*

### **G. Determination of compliance with land use, site design standards, zoning and procedural requirements**

#### **Unresolved Issues:**

##### **Item #1: Site Plan Data**

**1. Please provide all site data, both overall and by zoning district, in both square-feet and acres, in addition to the percent of total site area where applicable.**

*See revised master/final site plan enclosed.*

**2. Please provide corrected building height data consistent with the restrictions and exemptions of the code requirements, including the corrections requested in Item #2, Section F.**

*See revised master/final site plan enclosed.*

**3. Please include “Max.” and “Min.” to indicate where the required values are related to maximums or minimums pursuant to the applicable regulation. For example, a building height of exactly X’, a side setback of X’, and an open space of 50% of site area are not required, instead a maximum building height, minimum setback, and minimum open space are stipulated. Please revise all applicable cited standards.**

*See revised master/final site plan enclosed.*

**4. Remove all references to “with allowable parapet extensions”. The measurement for determination of a building’s height does not include the top of parapets. Parapets of maximum 4’ height are allowed to extend above the maximum allowable height, but building height is not measured to include proposed parapets. Please see Item #2, Section F of this report.**

*See revised master/final site plan enclosed.*

**5. Revise the proposed heights of the garages and clubhouse consistent with the methodology set forth in Section 3.15., LDR, and all other project plans and materials. Submitted elevations appear to indicate that the proposed heights of the garages and clubhouse are actually approximately 13.5 and 22.5 feet, respectively.**

*Building heights have been revised to be consistent with Section 3.15.*

**6. Please correct the parking calculations and data to be consistent with the site plan. Staff has verified 388 standard, 32 garage, and 10 handicap spaces on the site plan graphics. Please also correct the grouping number provided in the far southeast parking area on sheet 3, which appears to be counting a “turn around space, no parking” area towards the provided parking.**

*See revised master/final site plan enclosed. As discussed at the workshop 1 of the 11 handicap spaces is located within the garage.*

**7. Are the clubhouse and the garages included with the apartment buildings in the overall site data for impervious area? Please cite them separately to demonstrate they have been included and the project complies with the requirements and restrictions.**

*Yes. The clubhouse is included in the building data and the garages are part of the vehicular use area (i.e. parking). Per our discussion at the workshop, for the calculation of impervious areas, there is no requirement or need to distinguish the clubhouse from the other buildings or to distinguish the garages from the parking area.*

**8. The required setbacks cited for the RM-8 area are incorrect. Please revise.**

*As reviewed and verified during the workshop, the setbacks as shown are correct.*

#### **Item #2: Site Plan Graphics**

**1. Please add typical details for the proposed dumpster enclosures, bike racks, and 'entry feature and wall'.**

*The entry feature and sign has been removed. Details for the dumpster enclosures and bike racks have been added. See revised master/final site plan enclosed.*

**2. As previously requested, please completely remove the depiction of the monument signage feature at the project entrance, which will be permitted via building permit in accordance with the sign regulations. If a separate perimeter or feature wall is proposed that does not intend to be part of the monument sign, or is not intended to be in conformance with the monument sign requirements, please label this graphic as a feature wall only and provide a dimensioned detail on sheet 3 to demonstrate compliance with Section 3.204., LDR, Martin County, Fla. (2002).**

*The entry feature and sign have been removed. See revised master/final site plan enclosed.*

**3. Please revise Sheet 2 of 3 (COR-2 Zoning Area) as follows:**

**a. Please revise or relocate the proposed "7' Security Fence" located adjacent to the north property line to comply with Section 3.204., LDR, Martin County, Fla. (2002).**

*The 10' setback as shown was reviewed and confirmed during the workshop.*

**Please also provide a dimensioned detail of the proposed fencing in this area.**

*A photograph of the proposed 7' fence is enclosed.*

**4. Please revise Sheet 3 of 3 (RM-8 Zoning Area) as follows:**

**a. Please dimension the setbacks to the dumpster and recycling enclosure on the western property edge to demonstrate compliance with minimum setbacks.**

*The setback as shown was reviewed and confirmed during the workshop.*

**b. Please provide dimensioned details of the different types of fencing proposed in this area.**

*See additional notes on revised master/final site plan enclosed.*

**c. As previously requested, please dimension the landscape islands in the central parking areas and the eastern parking rows where vehicle overhangs appear to be proposed.**

*See revised master/final site plan enclosed.*

#### **Item #3: Proposed Phasing**

**1. Pursuant to Section 10.2.D.1., LDR, Martin County, Fla. (2019), a master site plan is required for any multi-phase development, or PUD. Pursuant to Section 10.2.D.1.f., LDR, Martin County, Fla. (2019), the master site plan development order shall consist of the resolution and any other documents required to demonstrate site compliance with the Plan, the LDR and the Code including, but not limited to, the master site plan and the phasing plan. Please submit a phasing plan.**

*Please note that only the Certificates of Occupancy are requested to be phased. See enclosed CO Phasing Plan that has been reviewed and discussed to date (see Sheet 4 of 28). Also, please note that the Clubhouse and Pool are the first CO to be requested, and the preserve area restoration and perimeter buffers will be completed prior to any CO requests.*

**2. Preliminary project phasing comments for the applicant's consideration based upon review of the proposed sub-phasing plan are:**

**a. Please revise the phases to have a consistent and discrete boundary for all improvements required for that phase, instead of different phases proposed for different infrastructure types.**

*Acknowledged, please refer to the enclosed CO Phasing Plan that has been revised per staff's comments.*

**b. Please remove the proposed phasing by structure within a single phase. Each phase must be completed with all required infrastructure prior to CO for any structure within the proposed phase.**

*The enclosed CO Phasing Plan that has been revised per staff's comments with the understanding that one apartment building requires approximately 10 months to construct and the next building will begin construction approximately 30 days after the prior building construction start. It is not physically possible to build all buildings together in each phase. The work for each "trade" must be staggered to allow the crews to move from building to building efficiently. The applicant respectfully requests approval of the revised CO Phasing as revised per our meetings with staff.*

**c. Please revise the phasing to include completion of the amenities as part of first phase, prior to first residential building CO.**

*Per staff's request, the Clubhouse and Pool will be the first CO to be requested, and the preserve area restoration and perimeter buffers will be completed prior to any CO requests.*

**d. Preserve area must be completed as part of first phase, prior to first building CO. SECTION 10.2.d.3.a., LDR, MARTIN COUNTY, FLA. (2019)**

*The preserve area restoration and perimeter buffers are proposed to be completed prior to any CO requests.*

**H. Determination of compliance with urban design and community redevelopment requirements**  
Not applicable.  
*Agree.*

**I. Determination of compliance with property management requirements**  
Unresolved Issues:

It has been determined that the Applicant needs to convey 7.5 feet of right of way for NE Savannah Road to the County. In addition, the Applicant has requested that the County convey the 45-foot strip of land over the Applicant's property that was conveyed to the County in 1980 in exchange for a blanket Utility, Drainage, Access and Maintenance Easement from Savannah Road to approximately 40 feet east of Warner Creek. This exchange will need to go to the Board of County Commissioners for approval.

The following due diligence materials need to be provided by the Applicant:

**Item #1: TITLE COMMITMENT - for the 7.5-foot right-of-way and the blanket Utility, Drainage, Access and Maintenance Easement:**

**1. Original Title Commitment for the proposed dedication site(s).**

**2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida**

**3. The Insurable Amount is subject to approval by the Real Property Division.**

**4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.**

*The above-referenced documents are in process and will be provided directly to Property Management and the Growth Management department upon receipt.*

**Item #2: SURVEY – SKETCH AND LEGAL DESCRIPTION - for the 7.5 foot right of way (sketch and legal description only for the blanket Utility, Drainage, Access and Maintenance Easement).**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

*The above-referenced documents are in process and will be provided upon receipt.*

**Item #3: ENVIRONMENTAL SITE ASSESSMENT - for the 7.5 foot right of way**

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

*The above-referenced documents are in process and will be provided upon receipt.*

**J. Determination of compliance with environmental and landscaping requirements**  
**Environmental**

**Unresolved Issues:**

**Item #1: Environmental Assessment**

As previously requested, all native habitats shall be classified using FNAI (Florida Natural Areas Inventory) pursuant to the definitions of common native upland habitat and Endangered, unique or rare native upland habitats under Section 4.31.C, LDR, Martin County, Fla. Please update your FLUCCS map in the assessment to be a FLUCCS/FNAI map with classification of mesic flatwoods and sand pine scrub using FNAI.

*See revised FLUCCS/FNAI map in final PAMP enclosed..*

**Item #2:**

**Land Clearing Page**

The land the most recent land clearing and erosion control page was reviewed. The following shall be included on the land-clearing page:

1. Locations of perimeter native vegetation to be retained as un-cleared during construction.
2. Locations of preserve area/construction barricades (orange mesh safety fence) to be placed on the preserve boundary.
3. Erosion control devices located at least 5 feet landward of preserve area boundary.
4. Location of tree protection barricades (where warranted).
5. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.
6. Construction details for the installation of preserve area barricades.
7. Proposed method for soil stabilization following land clearing.

**8. Include the text: 'Property corners shall be located by a licensed land surveyor and clearly marked in the field prior to the Engineering Department's pre-construction meeting for site development.'**

**9. Include the text: 'Authorization to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box, its location shown elsewhere on this page.'**

**10. Include the text: 'No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained.'**

**11. Include the text: 'All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.'**

**12. Include the text: 'Prior to scheduling a final environmental inspection for the infrastructure, all barricades and erosion control devices shall be removed and disposed of by the contractor.'**

*See revised land clearing page enclosed.*

### **Item #3: Phasing Plan**

**Please be aware the county requires that the upland preserve areas with the overall project be in compliance with the requirements in the approved PAMP. Any exotic removal, restoration planting, removal of vegetative debris, etc. outlined in the PAMP shall be completed prior to the certificate of occupancy of the first building.**

*Acknowledged, see the revised CO Phasing Plan enclosed.*

### **Landscape**

#### **Unresolved Issues:**

#### **Item #1: Landscape Design Standards**

##### **Remedy/Suggestion/Clarification:**

Trees proposed along the entry road have been shifted some but are still shown as very close, within 4 feet of the sidewalk. Oak trees are the appropriate trees for this area, however it seems that these trees could be installed a little further away from the sidewalk towards the retention area. As an alternative a root barrier can be utilized to reduce future impact to the sidewalk.

*See revised landscape plans enclosed which reflect a min. 10' setback from the sidewalk.*

#### **Item #2: Landscape Bufferyard Fence, Wall, Berm**

##### **Remedy/Suggestion/Clarification:**

The response comment states that the fence has been changed to an opaque vinyl fence along the south property line. The site plan and landscape plans still label the proposed fence as being chain link fence. Since proposed shrub plantings have been revised to provide a double row of shrubs, this demonstrates compliance with Martin County Land Development Regulations Section 4.663.B.7. which allows that when vegetation is to be utilized to meet requirements for an opaque screen. However, please verify labelling as to what type of fence is being proposed.

*A 6' high chain link fence is proposed along the south property line with a double row of hedge material. Also note that if the fence north of the entry road is proposed to be 7 ft in height it must meet site setbacks.*

*As reviewed and confirmed during the workshop, the 7' fence as shown meets the minimum 10' setback.*

#### **Item #3: Buffers for Res Uses along Railroad Right-of-Ways**

##### **Remedy/Suggestion/Clarification:**

The landscape data table correctly states a 30 foot Type 5 Buffer requires 3 trees per 300 sq. ft., however, only 1 tree per 300 sq. ft. has been specified. Please review and modify to demonstrate compliance.



*Additional plant material has been added. The plant specifications and quantities have been checked and verified.*

**Item #4: Landscape Irrigation**

The plan shall identify the irrigation source for the plant material, also please affirm if an Irrigation system is to be provided for the proposed landscaping on the plans.

Irrigation systems are not required; however all required plantings must remain viable, healthy, neat and orderly in appearance. If an irrigation system is to be installed, irrigation plans shall be submitted with the certificate of completion prepared by a landscape architect prior to Certification of Occupancy is granted. The landscape architect, licensed plumbing contractor or licensed irrigation sprinkling contractor shall certify that irrigation plans shall meet or exceed the minimum compliance regulations set forth within the Standards and Specifications for Turf and Landscape Irrigation Systems published by the Florida Irrigation Society as amended.

If an irrigation system is not proposed, the plans shall describe how to provide adequate irrigation of landscaped areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. (Sec 4.663.D, LDR)

The applicant may consider providing an irrigation plan during the development review process to assist in expediting the C.O. of proposed development, post approval. Irrigation Plans shall provide the required information as cited in Section 4.662.B. and 4.663.D, LDR.

*The landscape contractor will coordinate with an irrigation designer and install an irrigation plan in conjunction with site development. An as-built will be submitted prior to the issuance of a CO in accordance with the CO sub-phasing plan.*

**Item #5: Landscape Native Tree Protect & Survey**

**Remedy/Suggestion/Clarification:**

The response letter states that now no trees on the site can be preserved, Round 1 review had protected about 18 of the protected 115 trees identified. The site plan has been revised and additional trees that had been in the preserve are now proposed to be removed, these additional trees need to be included in the tree summary disposition table.

*No trees in the required preserve areas will be removed.*

The 18 previously protected trees are also now shown as to be removed, it appears to construct the retention berm. Section 4.663.B indicates that existing native vegetation within buffer areas should be retained as opposed to clearing and replanting; Section 4.663.B.8 states that physical improvements should not be placed in bufferyards. Section 4.666.C provides criteria for removal of protected trees. Please explain why, contrary to the above Code sections, alternative creative design could not be utilized or attempted to protect any trees on site, except those within Preserve areas.

*As discussed during the workshop, the significant grade differential throughout the site, the stormwater management requirements, firewise requirements, ADA requirements, and preserve area protection requirements make it impossible to protect trees outside of the preserve areas. Alternative Landscape Compliance request for Section 4.666.E. has been provided to address the minimum 10% protected tree requirement.*

**Item #6: Sec. 4.667. Alternative compliance.**

**Remedy/Suggestion/Clarification:**

The request for alternative compliance references criteria for removal of protected trees. Section 4.666.E states that preservation of 10% of trees is required unless it can be shown that the property would be precluded of reasonable use if trees are not removed. Please explain how protection of existing trees within buffer areas precludes reasonable use. Please elaborate in narrative to document which trees are being removed for ADA, firewise, access, or other such requirements. What alternatives were considered and why are they not feasible?

*Existing trees within 30 feet of buildings must be removed to meet firewise guidelines. Existing trees must also be removed in development areas to provide gently sloping grades for protection of preserve areas and to provide building access to meet ADA requirements. Perimeter buffer areas require grade alterations to meet stormwater requirements. Protecting trees in these areas would impact site engineering, stormwater retention, parking and other site elements that would ultimately reduce density and preclude reasonable use of the property consistent with existing land use and zoning rights.*

**1. Please expand on how proposed plantings of silver buttonwood and cocoplum are compatible with scrub habitat.**

*There are no naturally occurring native species in scrub habitat that provide an effective hedge within the required perimeter buffers. Cocoplum and silver buttonwood are the closest compatible native species because both are drought-tolerant native species that provide an effective hedge that requires minimal irrigation, fertilizer and maintenance consistent with the adjacent natural areas.*

**2. Alternative compliance is favored when it is utilized to protect native habitat and vegetation. See comments italicized above.**

*As discussed at the workshop, the significant grade changes, stormwater requirements and the extreme measures that are necessary to protect required preserve areas (i.e. retaining walls and increased setbacks for transition slopes) impair the ability to protect trees in the development area, and therefore, requires a request for alternative compliance.*

**3. Please explain how leveling the site which ranges from elevations of 15 down to 4 is designing to be compatible with attributes of existing soils, slope and vegetation. Comment not addressed.**

*Please note that the site is not being leveled, but substantial grading effort in the development areas is required to provide gently sloping grades for protection of preserve areas and provide access to and from buildings to meet ADA requirements. Perimeter buffer areas require grade alterations to meet stormwater requirements. Protecting trees in these areas is not possible to comply with MC LDR requirements for site engineering, stormwater retention, parking and other site elements that would ultimately reduce density and preclude reasonable use of the property consistent with existing land use and zoning rights.*

#### **Item #7: Preserve Area Interface Requirements**

##### **Remedy/Suggestion/Clarification:**

**Retention areas adjacent to the preserves must be planted with native species. The landscape plan has been revised to include native plantings but still contains a label indicating sod within the southern retention area, please remove this label. What is the planting in the area of dashed lines?**  
*All materials within the dry retention areas are native species. Sod is only proposed outside the retention area at the top of bank at the top of bank to provide immediate stabilization. See revised landscape plan enclosed.*

#### **Item #8:**

##### **Additional Landscape Condition**

**The sub-phasing plan is proposing a complicated and fragmented installation of landscape buffers. All required landscaping must be installed and certified prior to any project C.O.**  
*The revised CO Phasing Plan shows all buffers to be completed prior to the first CO.*