

Prepared By:  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

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

**RESOLUTION NUMBER \_\_\_\_\_**

**[REGARDING DENIAL OF REVISED MASTER AND PHASE 1 FINAL SITE PLAN  
APPROVAL FOR COVE ROYALE PUD**

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

1. KH Cove Royale, LLC. submitted an application for a Revised PUD master and phase 1 Final site plan for the Cove Royale project, located on lands legally described in Exhibit A, attached hereto.
2. This Board held a public meeting on the application on March 21, 2023.
3. At the public meeting, all interested parties were given an opportunity to be heard.

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

- A. The request for a Revised master and phase 1 Final Site Plan for the Cove Royale PUD project is denied because XXXXX.
- B. 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 21TH DAY OF MARCH, 2023.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

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

BY: \_\_\_\_\_  
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
ELYSSE A. ELDER  
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit "A"

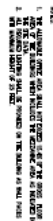
## Legal Description

Lot 25 of the Plat of THE ELLIPSE, according to the Plat thereof as recorded in Plat Book 11 at Page 84 of the Public Records of Martin County, Florida.

Total Acreage: 8.34

PCN: 05-39-41-002-000-00250-6

Unpublished



A vicinity map showing the project site location. The map includes a north arrow, a scale bar, and labels for 'Project Site' and 'Vicinity Map'. The map shows a network of roads and a proposed project area.

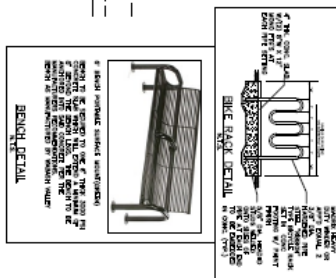
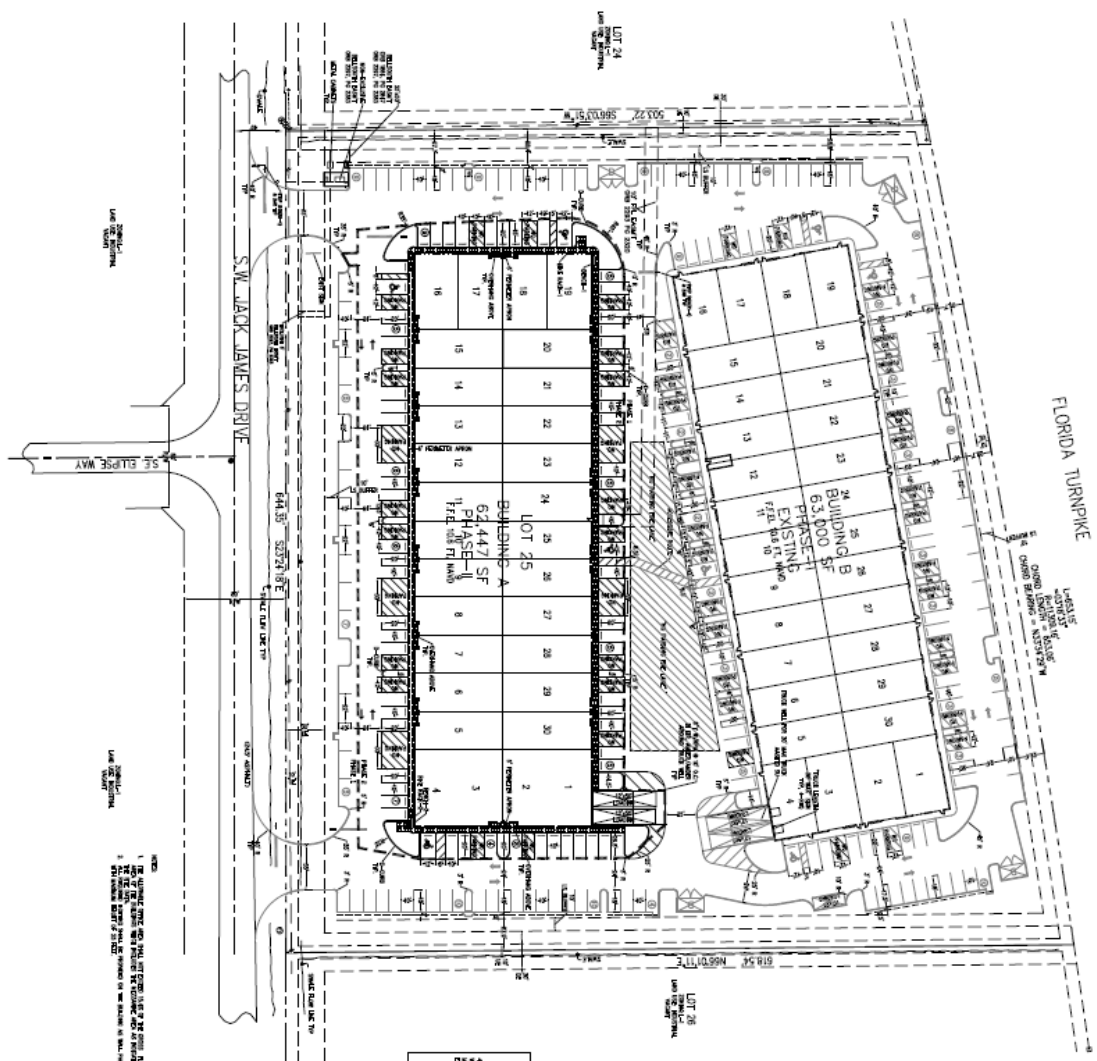


TOTAL 107' N. 39°00' E. 100' TO CORNER OF SECTION 16, T4S, R1E, S4E 108' W. 100' 107' N. 39°00' E. 100' TO CORNER OF SECTION 16, T4S, R1E, S4E 108' W. 100' MSP-1	MASTER SITE PLAN			
	DATE 7/25/95	SCALE 1"=40'	DRAWN BY JHC	CHECKED BY ZAK

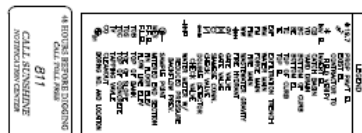
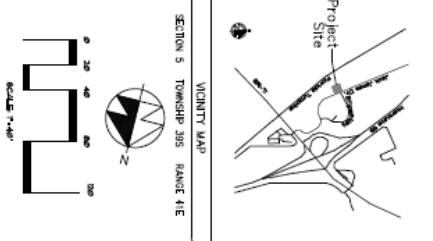
**TREASURE COAST  
COMMERCE CENTER**  
(LOT 25 ELLIPSE)

**Jeff H. Iravani, Inc.**  
Consulting Engineers  
1934 COMMERCIAL LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-8030  
FAX: (561) 575-8088  
jiravani@aol.com

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PERSONNEL		SUPERVISOR	
20461	LI, JERRY	20461	LI, JERRY
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20464	LI, JERRY	20464	LI, JERRY
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20499	LI, JERRY	20499	LI, JERRY
20500	LI, JERRY	20500	LI, JERRY



SP-1	427 H. J. Young, Jr. R. C. 41120 S.D. 57006 ZIP NO.	0422-848 SHET NO. SP-1
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FINAL SITE PLAN			
DATE	SCALE	DRAWN BY	CHECKED BY
7/25/05	1"=40'	J-D	ZAK

**TREASURE COAST  
COMMERCE CENTER**  
(LOT 25 ELLIPSE)  
PHASE II  
HASTON COUNTY, FLORIDA

**JEH** **Jeff H. Iravani, Inc.**  
Consulting Engineers

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JUPITER, FLORIDA 33458

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FAX: (561) 575-0068

[JHIravani.com](http://JHIravani.com)

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