



Indian River Plantation PUD 19th Amendment

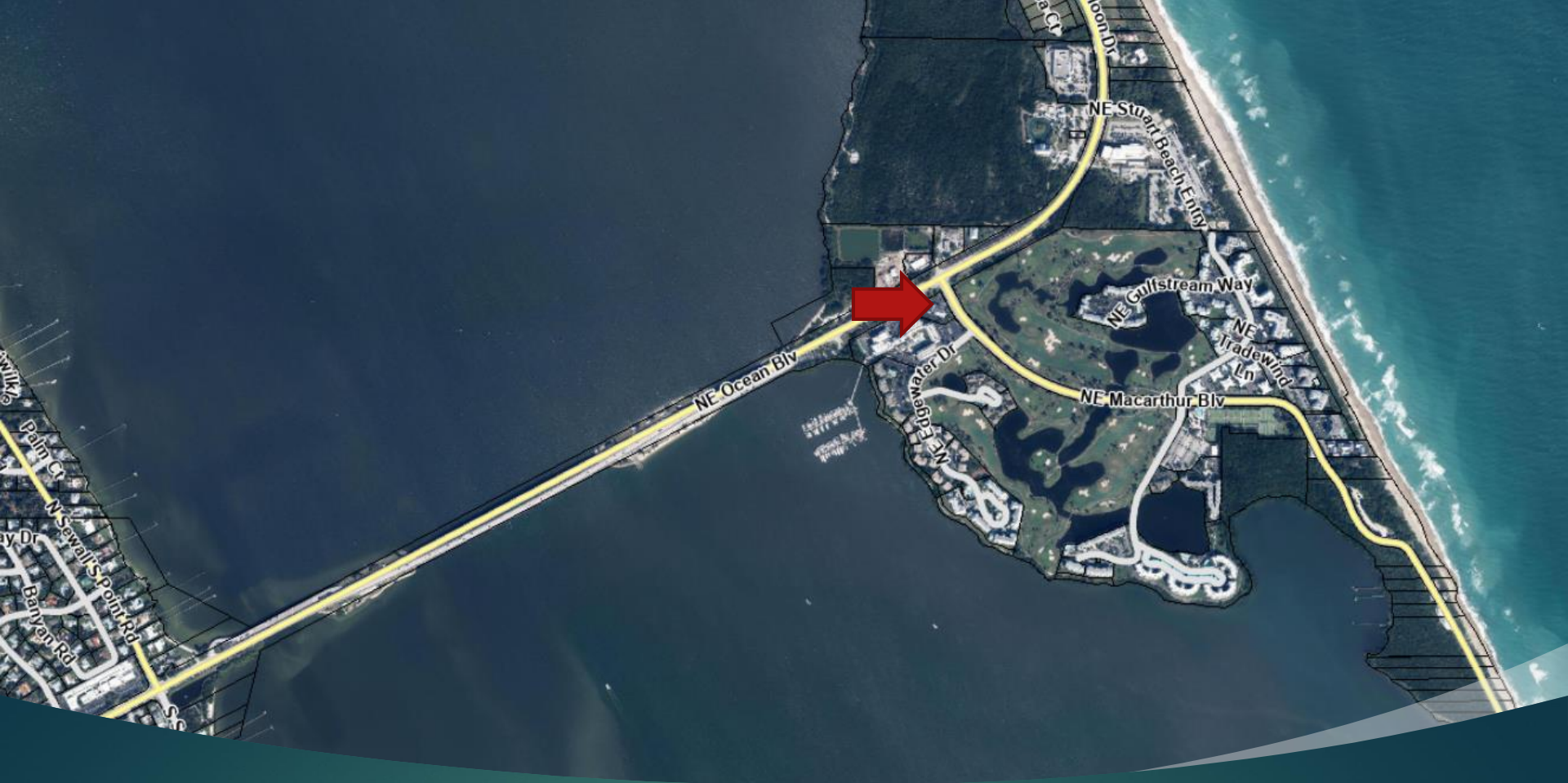
*Revised Master Site Plan &
Revised Phase 3 Final Site Plan*



*Indian River Plantation PUD
19th Amendment & Phase 3 Final Site Plan*

Applicant: Mensa II Ocean Hotel LLC

Agent: HJA Studio Design



Indian River Plantation PUD

LOCATION

Indian River Plantation PUD **BACKGROUND**

*PUD was adopted in 1977; 18 amendments.

*10 phase Master Site Plan. Fully built out.

*Indian River
Plantation PUD*

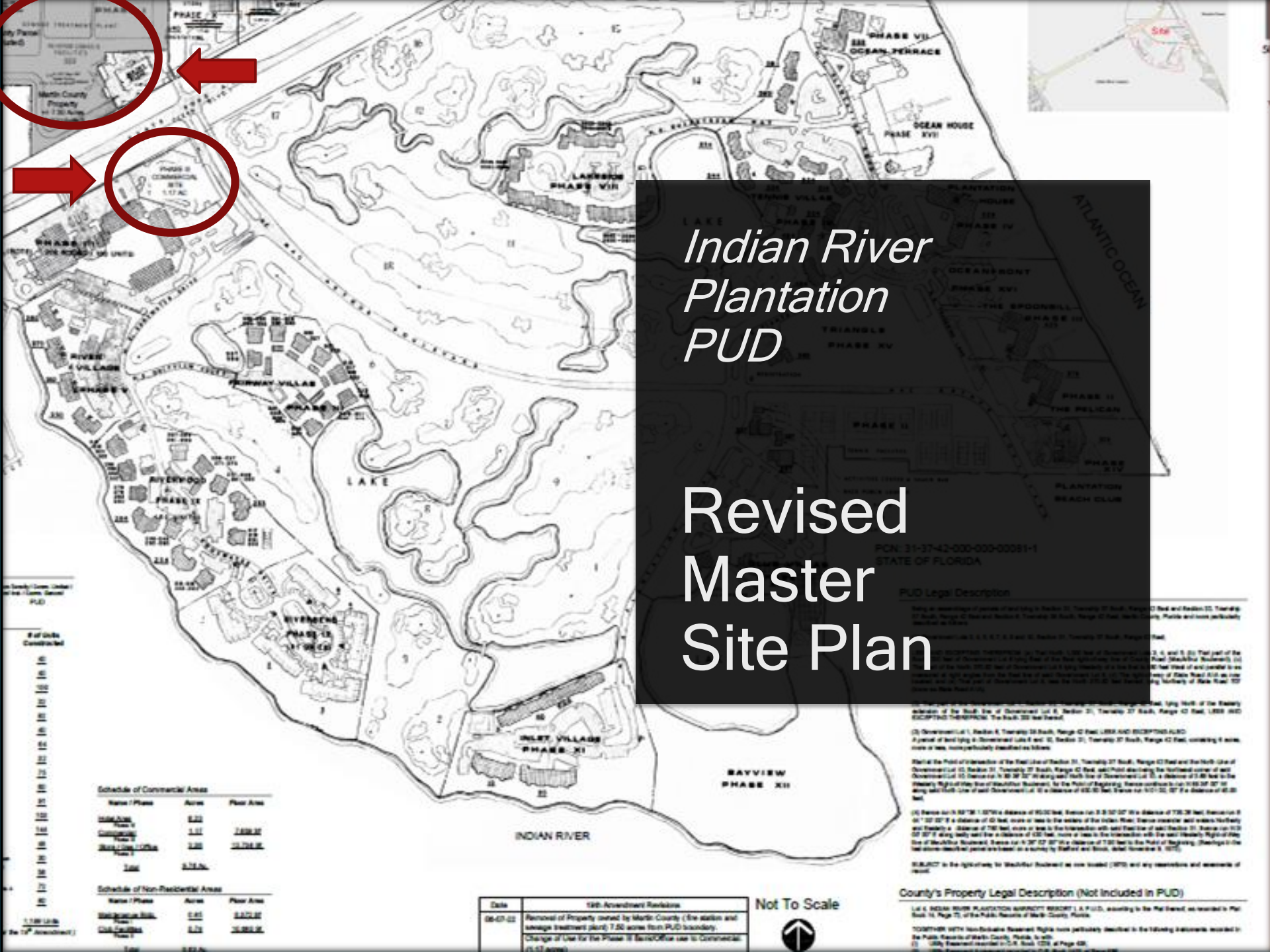
Reasons for the
**19th
AMENDMENT**

*Accommodate site planning for
Phase 3 Redevelopment

*Revise Master Site Plan to
change the use from Bank/Office
to Commercial

*Amend the PUD to remove the
county property

*Revise timetable for
development & data on Master
Plan to reflect current conditions



Indian River Plantation PUD

Revised Master Site Plan

PUD Legal Description

Being an amendment of the legal description of the Indian River Plantation PUD, as shown on the Plat of the Indian River Plantation PUD, recorded in the Public Records of the State of Florida, in the County of St. Johns, Florida, and more particularly described as follows:

Commencing at the intersection of the South line of Government Lot 1, Township 27 North, Range 42 East, and the North line of Government Lot 2, Township 27 North, Range 42 East, and more particularly described as follows:

1. A parcel of land lying in Government Lots 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 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Indian River Plantation PUD COMPREHENSIVE PLAN & LDR COMPLIANCE



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

FINAL STAFF REPORT

Staff Recommends Approval

A. Application Information

INDIAN RIVER PLANTATION PUD 19TH AMENDMENT Revised Master Site Plan & Revised Phase 3 Final Site Plan

Property Owner: Mensa II Ocean Hotel LLC
Applicant: Mensa II Ocean Hotel LLC
Agent for the Applicant: HJA Design Studio LLC
County Project Coordinator: Allison Rozek, Principal Planner
Growth Management Director: Paul Schilling
Project Number: I007-005
Record Number: DEV2022060023
File Name: 2023_0515_I007-005_Final_Staff_Report
Application: 08/08/2022
Transmitted: 09/22/2022
Staff Report: 12/29/2022
Application: 02/06/2023
Transmitted: 02/06/2023
Staff Report: 03/20/2023
Application: 04/05/2023
Transmitted: 04/07/2023
Staff Report: 05/15/2023

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Allison Rozek	288-5931	Comply
G	Dev. Review/Site Design	Allison Rozek	288-5931	Comply
H	Commercial Design	Allison Rozek	288-5931	Comply
H	Community Redevelopment	Allison Rozek	288-5931	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Lindy Cerar	320-3055	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Alice Custis	288-5956	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	Sally Waite	219-4942	Comply
Q	ADA	Alice Custis	288-5956	Comply
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Mark Seacrest	219-1200	N/A
S	County Attorney	Elysse Elder	288-5925	On-Going
T	Adequate Public Facilities	Allison Rozek	288-5931	Positive Evaluation

Indian River Plantation PUD **STAFF RECCOMENDATION**

- ▶ Move that the Board receive and file the agenda item and all attachments, including the Staff Report as Exhibit 1.
- ▶ Move that the Board approve the Nineteenth Amendment to the Indian River Plantation PUD Agreement including the Revised Master Site Plan, including a Deferral of Public Facilities Reservation.
- ▶ Move that the Board adopt a resolution approving the Revised Phase 3 Final Site Plan for the Indian River Plantation PUD, including a Certificate of Public Reservation.