



April 16, 2020

HAND DELIVERY

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

**Re: Kanner Lake (fka Kanner 5601) –Final Plat Application with Certificate of Public Facilities Exemption (Our ref. #15-686)**

Dear Nicki:

On behalf of Kanner 5601, LLC, we are pleased to submit this application for final plat approval. The 30-acre (+/-) subject property is located on the east side of South Kanner Highway behind Ronny's mobile home park at the intersection of SE Linden Street.

As more specifically described in the enclosed project narrative, the County approved the final site plan for the Kanner 5601 single family subdivision on August 23, 2018. The approved final site plan includes an entrance road off of Kanner Highway, the creation of a 3-acre commercial parcel on the Kanner Highway frontage and 65 single family lots with a minimum lot size of 7,500 square feet.

All post-approval requirements for the project have been met including the receipt of all required permits, payment of all required fees and execution of a water and wastewater service agreement with Martin County Utilities.

Site work to remove trash and debris, fill in perimeter ditches, eradicate exotic plants and construct a 3-acre lake, which have been substantially completed, was initiated by way of an excavation/fill permit issued by the County in 2017. A legislative extension granted in response to the Governor's emergency orders regarding Hurricane Dorian extended the close-out of the excavation/fill permit to September 24, 2020 and completion of the subdivision to April 21, 2021.

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 copy of the 24x36 plans will be submitted upon a completeness determination):

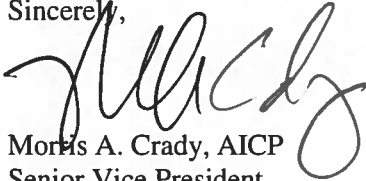
- The completed application form;
- Digital submittal affidavit;
- The project narrative;
- Notarized power of attorney by the owner for representation by Lucido & Associates;
- The disclosure of interest affidavit;
- The recorded deed reflecting ownership;
- The no property transfer statement;
- The recorded final site plan development order;
- Draft declaration of covenants and restrictions;

- Draft contract for construction of required improvements & infrastructure, including the approved engineer's cost estimate;
- Draft performance surety bond;
- The utility service letters;
- Signed & sealed plat checklist certification;
- The proposed plat;
- The signed & sealed boundary survey, and electronic copy of same; and
- The proposed revised final site plan (submitted under separate application).

Upon your determination of completeness, we will submit the required application fee of \$16,600.00 and the additional set 24x36 plans.

If you have any questions or comments, please do not hesitate to contact me or Shirley Lyders.

Sincerely,



Morris A. Crady, AICP  
Senior Vice President  
Encl.

Copy to: Client  
Development Team



**Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION**

2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

**DEVELOPMENT REVIEW APPLICATION**

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**A. GENERAL INFORMATION**

**Type of Application:** \_\_\_\_\_ Plat

**Name or Title of Proposed Project:** Kanner Lake

**Brief Project Description:**

See project narrative

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

**Is there Previous Project Information?** ☒ YES/NO ☐

**Previous Project Number if applicable:** K042

**Previous Project Name if applicable:** Kanner 5601

**Parcel Control Number(s)**

55-38-41-006-001-00010-8

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\_\_\_\_\_  
\_\_\_\_\_

**B. PROPERTY OWNER INFORMATION**

**Owner (Name or Company):** Kanner 5601, LLC

**Company Representative:** Ivan Chosnek

**Address:** 711 Commerce Way, Suite 7

**City:** Jupiter, **State:** FL **Zip:** 33458

**Phone:** 561-762-5919 **Email:** \_\_\_\_\_

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Same as owner

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

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

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

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

**Agent (Name or Company):** Lucido & Associates

Company Representative: Morris Crady

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

**Contract Purchaser (Name or Company):** \_\_\_\_\_

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

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

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

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

**Land Planner (Name or Company):** Same as agent

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

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

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

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

**Landscape Architect (Name or Company):** Same as agent

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

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

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

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

**Surveyor (Name or Company):** Northstar Geomatics

Company Representative: Greg Fleming

Address: 617 NW Baker Road

City: Stuart, State: FL Zip: 34994

Phone: 772-781-6400 Email: gregf@nsgeo.com

**Civil Engineer (Name or Company):** Captec Engineering

Company Representative: Steve Marquart

Address: 301 NW Flagler Avenue

City: Stuart, State: FL Zip: 34994

Phone: 772-692-4344 Email: smarquart@gocaptec.com

## PROJECT PROFESSIONALS CONTINUED

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

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

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

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

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

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

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

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

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

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

**Attorney (Name or Company):** Dean Mead Minton & Zwemer

Company Representative: Lee Dobbins

Address: 1903 South 25th St., Suite 200

City: Fort Pierce, State: FL Zip: 34947

Phone: 772-464-7700 Email: ldobbins@deanmead.com

**Environmental Planner (Name or Company):** \_\_\_\_\_

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

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

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

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

**Other Professional (Name or Company):** \_\_\_\_\_

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

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

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

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

### D. Certification by Professionals

Section 10.2.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. **(125.022(1), Fla. Stat.)**



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

**E. APPLICANT or AGENT CERTIFICATION**

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

*Marc*  
Applicant Signature

4-15-20  
Date

Morris A. Crady  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2020, by Morris A. Crady.

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

*Shirley Lyders*  
Notary Public Signature



Printed Name

STATE OF: Florida at-large



Martin County County Florida Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
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772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

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### Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Kanner Lake 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

4-15-20  
Date

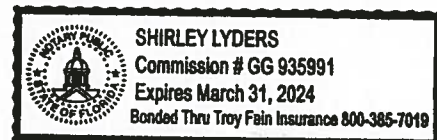
### NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 20 20, by Morris A. Crady.

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

  
Notary Public Signature



Printed name

STATE OF: FLORIDA at-large

## **PROJECT NARRATIVE**

### **Kanner Lake (fka Kanner 5601) Single Family Subdivision**

**Plat Application  
April 15, 2020**

#### ***Existing and Surrounding Property Characteristics***

The 30-acre (+/-) subject property is located on the east side of South Kanner Highway behind an existing mobile home park near the intersection of SE Linden Street. The site is currently vacant but was impacted during decades of use as a salvage yard. Legal access from Kanner Highway is currently provided by way of SE Green Lane, which is a stabilized dirt driveway recognized by the County as an “open” road. It was created several decades ago by way of a recorded, private, 30’ wide access easement that benefits the existing homes and outparcels that front on the road.

Approximately 26 acres of the property is designated for Low Density Residential future land use with an RS-5 and R-2 zoning district. Approximately 4.73 acres of the site (along the Kanner Highway frontage) is designated for Commercial General future land use with a CC and B-1 zoning district.

The surrounding frontage parcels on Kanner Highway to the south are also designated for, or have been developed under the Commercial General future land use. The existing mobile home park to the north and adjacent to the project is designated for Mobile Home Density (up to 8 upa). The existing single-family lots along SE Green Lane are designated for Low Density (up to 5 upa) with an R-2 zoning district. The adjacent Southwood PUD single-family subdivision to the southeast, is designated Estate Density (up to 2 upa). Townhomes and preserve areas within the Martin’s Crossing PUD, which is also designated for Low Density residential future land use, occurs along the northeast border of the property.

The subject property is buffered from the adjoining residential uses by existing preserve areas and public drainageways including the Fern Creek stormwater treatment area.

An excavation/fill permit was issued by Martin County and the South Florida Water Management District in 2017 to authorize the removal of trash and debris left over from the previous use as a salvage yard. The permit included the approval of a Preserve Area Management Plan, the removal of exotic vegetation, excavation of a central lake, filling of manmade ditches throughout the property and site grading and stabilization. As shown on current aerial photographs, the work authorized by the excavation/fill permit has been substantially completed including the construction of central lake and the removal of trash and exotic vegetation. The permit has been extended through September, 2020 to allow site stabilization and planting of lake littoral zones.

#### ***Final Site Plan Approval***

The County approved the final site plan for the Kanner 5601 single family subdivision on August 21, 2018. The final site plan included the construction of an entrance road from Kanner Highway through the commercial parcel that will provide legal access to the commercial parcel, the existing residents and lot owners on SE Green Lane and the lots within the proposed subdivision.



The final site plan also includes the creation of a 3-acre commercial parcel on the Kanner Highway frontage and 65 single family lots with a minimum lot size of 7,500 square feet.

***Public Right-of-Way Donation/Emergency Access***

In order to accommodate the right turn lane at the new project entrance, a 15' strip of land along Kanner Highway was required to be donated to the Florida Department of Transportation (FDOT).

At the request of the Martin County stormwater management staff, the approved project also includes the voluntary donation of 25 feet of property along the northeast property boundary and 15 feet at the northwest corner of the property that will be used by the County to expand and maintain existing public drainage rights-of-way (ROW) within the Fern Creek basin. The dedication of the drainage ROW to Martin County is included on the proposed plat.

To improve public safety, the approved final site plan also includes a gated emergency access connection that was provided at the request of Martin County Fire Prevention Chief. The access connection, which is for Martin County Fire/EMS emergency access only, extends from the private road within the proposed project to a private road within the mobile home park.

***Post-Approval***

All post-approval requirements for the project have been met including the receipt of all required permits, payment of all required fees and execution of a water and wastewater service agreement with Martin County Utilities.

By way of a legislative extension issued as a result of the Governor's emergency orders in response to Hurricane Dorian, the timetable to complete the project has been extended to April 21, 2021.

***Proposed Plat Application***

The purpose of the plat application is to subdivide the property consistent with the final site plan and conditions of the approved final site plan development order.

A revised final site plan application has been submitted under separate cover to be consistent with the updated survey and proposed plat including the following boundary changes:

- The donation of a 15' wide strip of land on Kanner Highway that was conveyed by Kanner 5601, LLC as right-of-way (ROW) to the FDOT; and
- The donation of a portion of an existing 30' wide platted access easement adjacent to the mobile home park that was conveyed by Kanner 5601, LLC to the mobile home park as a boundary line settlement in accordance with Section 4.911C. of the County's subdivision regulations. The conveyance of this parcel was necessary to allow an existing paved road in the mobile home park to remain in situ and become the point of contact for the emergency access connection from the proposed subdivision road.

**Kanner 5601, LLC**  
**7995 Mahogany Run Lane**  
**Naples, Florida 34113**

January 16, 2020

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

Re: Kanner Lake

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Kanner 5601, LLC** during the governmental review process of the development application.

Sincerely,

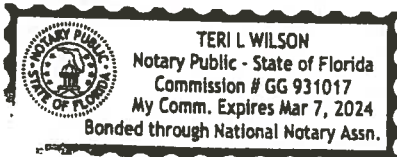
KANNER 5601, LLC,  
a Florida limited liability company

By: LELY DEVELOPMENT CORPORATION,  
a Florida corporation, Its Managing Member


By:   
Joseph D. Boff, Manager

STATE OF FLORIDA  
COUNTY OF COLLER

The foregoing was acknowledged before me this 16 day of January, 2020,  
by Joseph D. Boff, Manager of LELY DEVELOPMENT CORPORATION, a  
Florida corporation, Managing Member of KANNER 5601, LLC, a Florida limited liability  
company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_  
as identification.



(Notarial Seal)

  
NOTARY PUBLIC  
My Commission Expires: 3/7/2024