



**lucido&associates**

July 28, 2020

HAND DELIVERY

Paul Schilling, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: Banyan Bay PUD, Phase 2C Plat Application with Certificate of Public Facilities  
Exemption (Our ref. #18-387)**

Dear Paul:

On behalf of Banyan Bay Macks, LLC, we are pleased to submit this application for plat approval. As more specifically described in the enclosed project narrative, the final site plan application is pending approval.

With this understanding, please find enclosed the completeness 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;
- Draft declaration amendment;
- Draft contract for construction of required improvements & infrastructure, including a draft of the 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 final site plan (pending approval).

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 / sr.*

Morris A. Crady, AICP  
Senior Vice President



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

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

### A. GENERAL INFORMATION

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

Name or Title of Proposed Project: Banyan Bay PUD, Phase 2C

#### Brief Project Description:

See project narrative

Was a Pre-Application Held? ☐ YES/NO ☐ Pre-Application Meeting Date: N/A

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: B-082-030

Previous Project Name if applicable: N/A

#### Parcel Control Number(s)

41-38-41-000-00040-0

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Banyan Bay Macks, LLC

Company Representative: Jon Mayers, Manager

Address: 4750 Owing Mills Blvd.

City: Owing Mills, State: MD Zip: 21117

Phone: 772 220-2100 Email: n/a

**C. PROJECT PROFESSIONALS**

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

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

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

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

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

**Agent (Name or Company):** LUCIDO & ASSOCIATES

Company Representative: MORRIS A. 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):** N/A

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):** GCY, Inc.

Company Representative: Pete Andersen

Address: P.O. Box 1469

City: Palm City, State: FL Zip: 34991

Phone: 772-286-8083 Email: petea@gcyinc.com

**Civil Engineer (Name or Company):** Kimley Horn

Company Representative: Blaine Bergstresser

Address: 445 24th Street

City: Vero Beach, State: FL Zip: 32960

Phone: 772-794-4061 Email: blaine.bergstresser@kimley-horn.com

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** Same as engineer

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

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

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

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

**Architect (Name or Company):** Not Applicable

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

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

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

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

**Attorney (Name or Company):** Gunster

Company Representative: Robert S. Raynes, Jr.

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772 288-1980 Email: RRaynesJr@Gunster.com

**Environmental Planner (Name or Company):** EW Consultants, Inc.

Company Representative: Paul Ezzo

Address: 1000 SE Monterey Commons Blvd, Suite 208

City: Stuart, State: FL Zip: 34996

Phone: 772-287-8771 Email: pezzo@ewconsultants.com

**Other Professional (Name or Company):** Not Applicable

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.

*M. Crady*  
Applicant Signature

7-28-2020  
Date

Morris A. Crady  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: FLORIDA COUNTY OF: MARTIN

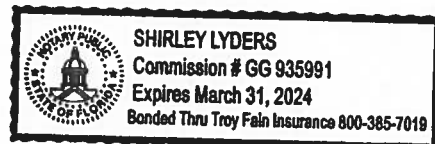
I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28<sup>th</sup> day of July, 20 20, by Morris A. Crady.

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

*Shirley Lyders*  
Notary Public Signature

Printed name

STATE OF: FLORIDA at-large





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)

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

### Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Banyan Bay PUD Phase 2C Plat 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.

[Signature]  
Applicant Signature

7-28-2020  
Date

### NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28th day of July, 2020, by Morris A. Crady.

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

[Signature]  
Notary Public Signature

Printed name

STATE OF: Florida

at-large



## **PROJECT NARRATIVE**

### **BANYAN BAY PUD Phase 2C Plat Application July 23, 2020**

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

The 251-acre (+/-) subject property is an existing residential PUD located between South Kanner Highway and the South Fork of the St. Lucie River in Martin County. Main access to the property is by way of the existing signalized intersection at Kanner Highway (SR 76) and SE Pomeroy Street. The approved PUD Master Plan allows for 305 dwelling units in 5 distinct phases with an overall project completion deadline in 2027.

Final site plan approval of Phase 1 was obtained in 2005 and the Phase 1 plat was approved in 2008. Phase 1 improvements included the construction of the project entrance and infrastructure improvements for 74 single family lots and a recreation building, creation of a Preserve Area Management Plan (PAMP) for the entire site. The recreation building and all lots and homes in Phase 1 have been sold.

Phase 2A, which consists of 111 single family lots, and Phase 2B, which consists of waterfront recreational improvements, have been approved and are under construction in accordance with the 7<sup>th</sup> PUD Amendment.

Phase 2C, which consists of 48 duplex units, and Phase 3, which consists of 72 multi-family units, have not received final site plan approval but are in compliance with approved PUD timetable of development schedule.

#### ***Pending PUD Amendment/Phase 2C Final Site Plan Application***

The proposed PUD Amendment is solely limited to reducing the number of units and changing the product type in Phase 2C from 48 duplex units to 36 single family units. No changes to the approved Preserve Area Management Plan, drainage requirements, open space, height or setback requirements are required or proposed. Water and wastewater services will continue to be supplied by Martin County Utilities.

Except for the reduced number of units and change in product type from duplex to single family, the Phase 2C final site plan has been prepared in accordance with all applicable requirements of the PUD special conditions, the Martin County Comprehensive Plan and the Martin County Land Development Regulations.

#### ***Proposed Plat Application***

The proposed plat application is consistent with the pending PUD Amendment and Phase 2C final site plan application.

**Banyan Bay Macks, LLC**  
**4750 Owings Mills Boulevard**  
**Owings Mills, Maryland 21117**

July 9, 2020

Paul Schilling, Director  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

Re: Banyan Bay PUD

Dear Mr. Schilling:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent Banyan Bay Macks, LLC during the governmental review process of the application.

Sincerely,

**BANYAN BAY MACKS, LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Jonathan C. Mayers, Manager

STATE OF Maryland  
COUNTY OF Baltimore

The foregoing was acknowledged before me this 13<sup>th</sup> day of July, 2020,  
by JONATHAN C. MAYERS, Manager of BANYAN BAY MACKS, LLC, a  
Delaware limited liability company, on behalf of the Company. He ☒ is personally known to  
me or ☐ has produced \_\_\_\_\_ as identification.

(Notarial Seal)

NOTARY PUBLIC

My Commission Expires:

11-18-2020

Robin Andrea Smith  
Notary Public  
Baltimore County, Maryland  
My Commission Expires  
November 18, 2020