

St Lucie County Planning & Development
Project Update for South Hutchinson Island

Updated December 2020 (Published 1/6/2021)

Atlantic Wellness:

The May 2019 approval for PNRD (planned non-residential development), wetland impact waiver and Conditional Use permit for 4 Building / 200 patient Specialty Hospital was extended to July 5, 2021 based upon a request in accordance with Florida State Statutes and Executive Order of the Governor. This extension is independent of any eligible extension due to the appeal and associated tolling period, where applicable. July 2018 Board of Adjustment approved 42' height variance for 2 buildings. No additional permits requested.

Legal Challenge:

6/2019 - Dr Cindy Wasserman and Gary Cicalese filed a lawsuit against SLC for authorizing the project site plan. 9/2020 - SLC's request for Final Summary Judgment on lack of genuine issues of material fact was denied for two counts, granted on one issue, with the fourth allegation administratively dismissed.

Updated 12/2020: 12/22/20 – AW property owners filed request for Summary Judgment on lack of standing and grievance for Plaintiff's residence being 3.5 miles from AW. A hearing is scheduled for 1/8/21 and Non-jury trial is scheduled for 1/21/21.

Baron Island Storage:

Project is a self-storage facility on 1.93 acres, zoned CN (commercial neighborhood), consisting of 77 enclosed air-conditioned single-story units within 6 buildings and associated parking, drainage, etc. on west side of A1A at 9560 S Ocean Dr. 6/2/2020 BOCC approved the Conditional Use permit for the self-storage facility.

Updated 12/2020. 11/18/2020 Administrative approval of Corrected / Amended site plan. Anticipate Building Permit application.

Cielo Beach:

Potential 55 bed hotel & restaurant project at 5140 N A1a (North Hutchinson island) on property owned by South Orchid Island LLC (Joseph Caragol). Dennis Murphy, agent for owner, has presented a petition for change in land use RH to Commercial and zoning to PNRD.

Land Development Code Proposed Height Zone Amendment

Dennis Murphy, Culpepper & Terpening, has presented a preliminary concept to amend Land Development Code to add "Height Zone C" - up to 65ft. Amendment would follow LDC 11.06.03 Standards of Review. On 10/30/2020, PC board members met with SLC staff to better understand the preliminary concept for the LDC Amendment adding a new Height Zone C, and any potential impact on SHI. SLC staff is reviewing, with no opinion or recommendation formulated at this time. The Staff will continue to keep PC informed on the progress of the review.

Updated 12/2020. Murphy submitted updated application to amend LDC 4.01 to re-define height Zone B on both North & South HI as other than Zone A or Zone C, with the description/location of Zone C 'reserved'. Proposed height limit uses 'floors' as measurement – Zone A = 12 floors, Zone B = 3 floors and Zone C = 5 floors for residential (including hotel) buildings. Non-residential structures limited to

Zone A & C = 3 floors and Zone B = 2 floors. Proposal to be reviewed by Planning & Zoning Commission and BOCC.

Diamond Sands Docks

Added 12/2020: Site Plan approved 12/2019 for 45 private dock marina on 58 submerged acres, west side of A1A, across from residences set to expire on 12/17/2021. No permit application yet.

Hutchinson Sands:

28 acres located ¼ mi south of Frederick Douglass park and north of Atlantic Wellness off Terrapin Drive, east of A1A. 2/2016 Board of Adjustment approved 42' height variance. The 4 building, 92-unit Site Plan approved in 7/2016 is active through 11/25/2025.

Majestic Bay:

11.8 acres (4.7 acres upland) at 10251 S Ocean Drive, just north of Bay Tree / Pepper Lane, west of A1A, with beach access easement dated 2002. Property Owner: Dap Dhaduk 7 LLC; Agent Matthew Madrazo / Civitella, LLC. 2002 Site plan approved for 13 single family homes. 10/15/20 Pre-Application meeting to discuss amended site plan for 23 townhomes in 4 buildings (5-7 units / building), which would require zoning changed from HIRD to PUD and height variance to 42' through Board of Adjustment prior to site plan submittal. Also included: pool, amenity facility, supplemental storage and docks on the river (docks require wetland impact study).

Updated 12/2020: Planner Richard Ladyko submitted application for Zoning change HIRD to PUD in RU land use, and Preliminary PUD site plan approval for 24 3-story townhomes in 4 buildings with proposed 42' height. Amenities include pool, multi purpose building and dock. Preliminary Site Plan review scheduled for 2/11/2021 DRC Meeting.

OceanGlass Residences (formerly Tailers' Cove/Sailor's Cove/ SeaGlass):

14-acre property (4 acres upland) located on west of A1A at 10101-10151 S Ocean Drive, across from Atlantis is zoned PUD with RU (Residential, Urban) and CPUB (Conservation Public) Future Land Use designations. 2003 Beach easement along Claridge south property line granted by common developer. 2006 BOCC granted a shoreline variance (10-25 feet encroachment into setback), and Site Plan approval for 24-unit townhome. Property infrastructure and utility work vested the approved PUD. 9/23/2020 – 42' height variance approved.

Updated 12/2020 –BOCC approved Traffic Impact Study Waiver for 5 additional units on 11/10/2020. 12/15/2020 – BOCC approved Major Site Plan Adjustment to approve PUD to amend building design & configuration and to increase units from 24 to 28 from initial request of 29.

Sand & Sea (formerly Marisol / Sands End):

13 acres on east side SR A1A, approximately 3.3 miles north of Martin County, and just north of Normandy Beach. 7/2012, Board of Adjustment approved 42' Height Variance for 3 center buildings. 2013 variance granted for wet land buffer. Major Site Plan approved 10/2013 for a 5 building, 106-unit residential development located on, is active until May 22, 2024. The proposed Major Adjustment to the Marisol Major Site Plan, and renamed "Sand & Sea", for conversion to an 18-lot single family subdivision was withdrawn in January 2020. Next step is Construction Plan review (utilities, drainage & parking).

Updated 12/2020. 4/20/2018 Sand & Sea Development Group (Jeff Greene) purchased property from Sands End Development (Dosoretz). Property designated CBRA, with 19 acres of submerged land west of A1A. 2010 approval for Southern 8.6-acre lot code change from Commercial to HIRD Residential Urban (5 units/acre). Northern 5.82-acre lot zoned HIRD Residential High density (15 units / acre).

Sea Oats / Paradise Villas:

Formal site plan application for 4 units in 2 buildings on 0.85 acre at 9461 S Ocean Dr, south of Island Village west of A1A, submitted by CGI Investments in 2019, is pending with Development Review Committee, requiring action from SLC Planning Director as to approval / denial.

Updated 12/2020: 10/27/2020 - Eastern Financial LLC purchased property from CGI Investments.

Seaside Resort (Former Tesoro / Ginn-LA)

Added 12/2020. 15-acre / 4 parcel site (3 zoned HIRD and northern parcel is PUD), located on both sides of A1A just south of Ocean Bay Park at 7700 S Ocean Drive within CBRA zone. Property east of A1A is HIRD / Res-Medium (9 units/acre) density, and west of A1A HIRD Res-Urban. Property includes easement to Pelican Point Dock & slip, as well as grants beach easement to Pelican Pointe. Agent Michael Houston (HJA Design) submitted proposed site plan for oceanfront resort: 25 3-story 4-bedroom villas along the ocean and 25 1-story 2-bedroom resort cottages along A1A. The clubhouse with conference room, restaurant, a fitness facility and pool to be open to the public. Conditional Use application submitted for resort pool area with a 25-person bar, pool, bathroom and resort access to docks on west side of A1A. Restaurant / cafes are not identified within HIRD and require compatibility evaluation and possible re-zoning to PNRD (Planned non-residential Development) through Planning & Zoning Commission and BOCC approval. SLC Development Review Committee meeting scheduled for 1/21/2021.

According to realtor.com, a sales contract is pending, no info on new buyer; property has been owned for 10 years by Ocean Property (same as Watersong).

Sopotnick Concept Plan (Formerly Kristen Cove)-

10 acre site (1 acre upland) on Aqua Ra Drive: During pre-application meeting with Development Review Committee on 10/1/2020, prospective owner proposed project started as 4 single family units (or 4 units via two duplexes), but focused on process and fewer requirements for a single 2 unit duplex (possibly pre-fab on stilts), which would fall under residential building permit requirements, using possibly ZERO wetland encroachment as long as set-back is accommodated. Conversation inferred that there is no public comment on approval of 2-unit residential building permit. SLC planning staff awaiting formal site plan application.

Updated 12/2020: 10/9/2020 Sopotnick purchased property from Tiger Development Group.

Sunset Beach PUD.

32 acres located ¼ mile north of Middle Cove Beach, East of A1A (south of Atlantic Wellness with wooden bridge entrance) zoned PUD / R-Urban, being developed into 43 single family lots. Site plan expiring in 2019 has been automatically extended. Road, drainage and utilities required (built or escrowed) prior to plat application to sub-divide lots.

Updated 12/2020: Minor site plan application to include gate at east end of wooden bridge scheduled for 1/14/2021 DRC meeting. Plat application submitted and under review by DRC.

Whalesong.

Added 12/2020: 2.6 acre ocean to lagoon site located south of Watersong . Pre-application site plan submitted for 2 story over garage single family residence seaward of CCCL.

County Port Master Plan. Update included at PlanPortFP.com

*Projects listed in alphabetical order. For further details on any of the projects, go to the St Lucie County website. Information on upcoming meeting agendas can be viewed on the County Calendar website.

Planning & Development Meetings:

Development Review Committee: consists of Engineering, Public Works, Building Code, School, Health, Fire Sheriff.

- No set schedule for Pre-Application Meetings. *(Pre-applications are scheduled for the beginning of each DRC meeting, unless preceded by a "Targeted Industry" project.)*
- Each Thursdays, as needed @ 2 pm – review site plan development applications

Planning & Zoning Committee:

- 3rd Thursday @ 6 pm

Board of Adjustment

- 4th Wednesday @ 9:30 am – variances