

South Hutchinson Island Property Developments

Updated February 26, 2021

Atlantic Wellness:

Owner: Parcel #1 Millhess, Inc (1970) and parcel #2 Southall, Inc (1970). The May 2019 approval for PNRD (planned non-residential development), wetland impact waiver and Conditional Use permit for 4 Building / 200 patient Specialty Hospital on 22 acres was extended to July 2, 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.

Legal Challenge:

6/2019 - Dr Cindy Wasserman and Gary Cicalese filed a lawsuit against SLC for authorizing the project site plan.

Updated 2/2021. 1/19/2021 BOCC agreed to plaintiff settlement to dismiss lawsuit with each party responsible for their own legal expenses.

Baron Island Storage:

Owner: Baron Island Storage LLC (6/2020 from DVA Properties). 9560 S Ocean Drive on west side of A1A, 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. 6/2/2020 BOCC approved the Conditional Use permit for the self-storage facility. 11/18/2020 Administrative approval of Corrected / Amended site plan.

Updated 2/2021. Site clearing is underway. Anticipate Building Permit application.

Cielo Beach:

Owner: South Orchid Island LLC (Joseph Caragol) (2013) 5140 N Highway A1A. (North HI) Potential 55 bed hotel & restaurant project 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, submitted updated application on 11/13/2020 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. . . 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. Amendment would follow LDC 11.06.03 Standards of Review (Planning & Zoning Commission and BOCC approvals).

Diamond Sands Marina

Owner: Diamond Sands Marina, LLC (2012) 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.

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Hutchinson Sands:

Owner: Indiantown Land Inc. (2004), Canton Cove (2007) & Englemeade, LLC (2007), and Front Street, LLC & Ute Avenue, LLC (2003). 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:

Owner: Civtella, LLC (9/2020 from Dap Dhaduk) Agent Matthew Madrazo. 11.8 acres (4.7 acres upland) at 10251 S Ocean Drive, west of A1A, just north of Bay Tree / Pepper Lane, and south of Neptune Estates, with 5' beach access easement on Atlantis III south property line dated 2002. 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). 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 on 1/7/2021.

Updated 2/2021. 2/11/2021 DRC Meeting conducted *Courtesy* Site Plan review. PUD building spacing formula (Open space, building & paving coverage) and Building elevation rendering required for Formal DRC Preliminary Review. Declared beach access on Atlantis property requires submission of a minor site plan adjustment to verify path does not impact approved landscape buffer.

Missy's Beach House:

Added 2/2021. Owner: Missy's Beach House (MP Broome) (1/2021 from Eastern Financial LLC (MP Broome) and 10/2020 from CG1 Investments LLC and 2018 from Surety Gotham Ocean LLC and 2015 from Oreo Chasseur LLC and 2012 Sheriff Auction). 2 parcels located in HIRD / RU future land use, on the west side of A1A at 9450 S Ocean Drive, opposite Islandia and between Sea Oats and Islandia overflow parking lot, parcel #1 has 45' frontage on A1A and parcel #2 is approx. 4,200 sqft landlocked behind SeaOats and surrounded by St Lucie County property. Proposed building is 30' wide single family.

1/25/2021, Agent B. Currie submitted a proposal to SLC to SWAP parcel #2 for a SLC pie-shaped parcel with 10' of road frontage on the north side of Missy, giving Missy 55' of frontage and a lot stretching from Islandia parking to Sea oats. 2/18/2021 DRC Pre-app review discovered all 4 parcels had been illegally subdivided in 2003 and Missy's 2 parcels do not meet minimum 75' HIRD building lot size. SLC considering options on how to best correct non-conforming lots. "Property Acquisition" department determines surplus land and eligibility to be sold or swapped.

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

Owner: SeaGlass Ocean Drive Development LLC (2019 from Tailers Cove Development) 10101-10151 S Ocean Drive, west of A1A, north of Neptune Estates and across from Atlantis. 14-acre property (4 acres upland) 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 –

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Board of Adjustment approved 42' height variance. 12/15/2020 – BOCC approved Major PUD Site Plan Adjustment to amend building design & configuration and to increase units from 24 to 28 from initial request of 29.

Sand & Sea (formerly Marisol / Sands End):

Owner: Sand & Se Development Group - Jeff Green) (2018 from Sands End Development – Dosoretz) 13 acres on east side SR A1A, approximately 3.3 miles north of Martin County, and just north of Normandy Beach. 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). 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, is active until 5/22/2024. 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).

Sea Oats / Paradise Villas:

Owner: – Habb Holdings (1/2021 from C Shell Enterprise LLC & 10/2020 from CG1 Investments LLC & 2018 Surety Gotham Ocean) 9461 S Ocean Dr, south of Island Village west of A1A, across from Islandia. Formal site plan application for 4 units in 2 2-story buildings with open roof deck, on 0.85 acre submitted by CG1 Investments in 2019, is pending with Development Review Committee, requiring action from SLC Planning Director as to approval / denial.

Updated 2/2021: Property has been recently cleared.

Seaside Resort (Former Tesoro / Ginn-LA)

Owner: Ocean Property Holdings, LLC (2010 from Tesoro Beach Club Condominium) 7700 S Ocean Drive, located on both sides of A1A just south of Ocean Bay Park. 15-acre / 4 parcel site (3 zoned HIRD and northern parcel is PUD), within CBRA zone. Property east of A1A is HIRD / Res-Medium (9 units/acre) density, and west of A1A HIRD RU. Property includes easement to Pelican Pointe 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.

Updated 2/2021. SLC 1/21/2021 DRC review commented that Land Dev. Code § 7.10.11. Distance Requirements for Alcoholic Beverages. controls restaurant / alcohol sales locations within 1000' of a park. Seaside, with approx. 1300' frontage on A1A, is located on 4 of 5 parcels between Herman's Bay and Ocean Bay Parks which are approx. 1450' apart. LDC provides for variance options. According to realtor.com, a sales contract is pending, no info on new buyer. 2/2021 HEATON Companies sign installed on property. HEATON specializes in waterfront mixed-use (residential, hotel & restaurant) developments.

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Sopotnick Concept Plan (Formerly Kristen Cove)-

Owner: Sopotnick, David & Catherine (10/2020 from Tiger Investment Group Inc.) 10 acre site (1 acre upland) on Aqua Ra Drive: During pre-application meeting with DRC on 10/1/2020, Sopotnick 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.

Sunset Beach PUD.

Owner: WBC Collections LP (2017 from CL-RP Hutchinson, LLC) 32 acres east of A1A, and 5 acres west of A1A, located ¼ mile north of Middle Cove Beach, south of Atlantic Wellness with wooden bridge entrance, zoned PUD / RU, being developed into 43 single family lots. Site plan expiring in 2019 has been automatically extended and includes a fishing pier and dock into lagoon. Road, drainage and utilities required (built or escrowed) prior to plat application to sub-divide lots.

Updated 2/2021: 1/14/21 DRC review of Minor site plan revisions to include gate at east end of bridge, was not attended by applicant. DRC report will be communicated off-line, including denial of Environmental Impact Waiver requested for impervious gate related modifications. Plat application submitted and under review by DRC.

Treasure Cove.

Added 2/2021. Owner: #1 FR&PG LLC (Frank Russo & Paul Gravenhorst) (2017 from Paulina Reddy) #2 Shell Cove Holding (Paul Gravenhorst) (2016 from Puffin Properties) #3 Shell Cove Hideaway (Paul Gravenhorst) (2008 from Roy Ripak) #4 RG II LLC (Frank Russo & Paul Gravenhorst) (2017 from Paulina Reddy) #5 Frank Russo TR (2006 from Alma Workman) #6 Frank Russo (2012 from Aazam Babapour). East of A1A, .5 mile north of Little Mud Creek, in southern neighborhood of Watersong, 6 x 1.2 acre parcels. 1996 site plan approved for Pelican Cove / Shell Cove with 6 single family homes with common egress to A1A with road and utilities constructed. 2/18/2021 DRC pre-application review to discuss moving driveway and utility easements westward due to 2004 storm impacts requested by Agent Roderick Kennedy. Natural impact to wetlands is a modification to Conservation Easement area, which requires wetland restoration and / or mitigation and submission of minor re-plat.

Whalesong.

Owner: Whalesong LLC (2018 from Tonga LLC & 2005 from Hanson) 2.6 acre ocean to lagoon site 75' wide, located south of Watersong . 10/23/2020 - 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.

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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