**ACTIVE PROJECTS**

**Diamond Sands Marina**

Owner: Diamond Sands Marina, LLC (2012) Site Plan approved 12/2019 for 45 private dock marinas on 58 submerged acres, west side of A1A, across from residences set to expire on 12/17/2021.Three permits issued for electrical and docks, August 2021.

**Updated 1/2022:** Requested Dock Permit on middle lot, applied for May 2021, updated August 2021, and approved 12/23/2021. Construction began February 2022.

**Galleon Bay**

Owner: Leonard and Natalia Karam; Royal Quality Homes, LLC bought property May 2021.

Property is north of Ventura Beach (10701 S Ocean) and south of Turtle Reef (10800 S Ocean).

The applicant proposes a main house and 6 short-term rental villas on 1.13-acre site. Property has recently been improved with perimeter landscaping.

**Updated 9/2021:** Conceptual plan was well received in 9/16/21 DRC pre app meeting. Fire truck access to all buildings and beach construction access will be challenges on narrow property.

**Updated 4/2022:** Leonard Karem, property owner and Todd Mallory, site project manager presented new plan for Galleon Bay on April 7th at DRC meeting. New proposal is for original 2 homes facing beach and then 3 double units with 3 floors, garage on bottom and living on 2 top floors. DRC department comments included setbacks would still have to be met, traffic impact study still needed, water sprinkler system no longer needed, completed revised plans need to be submitted to DRC for final review. Karem advised DRC that they wanted to complete project in phases with 2 homes first and the double duplexes. DRC advised once they have final plans that some amenities will have to be completed during each phase. DRC and Karem discussed legal issue with name, Galleon Bay as that name is being used by another complex in St Lucie County.

**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). 1/7/2021 - 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. 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. 6/2021 - Major site plan Application submitted for 8 building / 24 condo minimum townhomes with pool and marina. Wetland waiver requested for proposed roadway to pool along southern property and minimally around buildings.

**Updated 4/2022**: Applicant proposes new approvals to previously approved single family home subdivision with 24 Townhomes, Community Center, Pool, and Dock with all buildings wrapping the current wetland easement with very minimal impact. Comments due April 19, with review in May 2022.

**Missy’s Beach House:**

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. 4,200sq feet 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. 4/2021 - Missy purchased 19.76 sq feet parcel from Habp Holdings (Sea Oats development to the north)

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

Owner: SeaGlass Ocean Drive Development LLC / Dyatkevich (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 – 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. 8/2021 -Property has been recently cleared and pre-construction condos advertised for sale.

**Updated 12/2021**: Permit for Building Residential Duplex, 2 units with 3 bedrooms and 3 bathrooms each. Permit is pending environmental and zoning reviews.

**Updated 2/2022**: Construction began on first unit, but recently halted due to corrections needed. Permits 2202-0226 and 2202-0227 need corrections to setbacks, unit type, garage, floor plan, and actual unit numbers are mixed up – DRC approval pending corrections.

**Rigel Property:**

Purchased by Goldmount N LLC (Michael Maurizio) on 8/25/21. Property located at 9750 S Ocean Drive, north of Shuckers and south of Princess; land size is 1.28 acres with Residential Medium (RM) at 9 units per acre; with 185’ of road frontage and 100’ of ocean frontage.

**Sand & Sea (formerly Marisol / Sands End):**

Owner: Sand & Sea 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). 4/2021 - Sand & Sea Dev purchased 2 x 96’ parcels north of Regency from Cay Partners, leaving Normandy Beach separating Marisol property.

Park swap will make all S&S parcels contiguous to existing Zone A to meet proposed conditions to amend height zone to A. Potential land swap of Normandy Beach with northern Sand& Sea archeological site is anticipated. PC will monitor any negative financial impact on federal beach funding.

**Updated 10/2021:** Advised at PC meeting with SLC Development on 12 October 2021 that developer completely remediated Indian Mound on property and the archeological report was available for our review and is therefore no longer an issue.

**Sea Oats / Paradise Villas/Alcove Hutchinson Island:**

Owner: Habp 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, was withdrawn by applicant on 2/23/2021.

**Updated 8/2021:** PLAT Application to St Lucie County and 2 permits (2108-0644, 2108-0646) pending for Building Commercial

**Seaside Resort/Ouanalao (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 sites (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.

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.

4/1/2021 SLC DRC pre-app review discussed west development concerns: lagoon seawall & riprap exceeding shoreline protection zone could be included in a Resiliency Plan, propose LDC amendment for alcohol sales near beach access parks instead of alcohol waiver. Option to proceed with East only development and apply for minor SP adjustments for west development later. 4/7/21 Dobbins submitted application for Section 7.10.11 LDC text amendment.

**4/27/21** – PC board met with Lee Heaton. Mr. Heaton presented site plans, floor plans & marketing material for his ‘unique’ 50-unit resort. West side plans have been reduced to Dock / marina and shoreline variance and wetland buffer encroachment requests have been pulled. Pres Council east development concerns centered on pedestrian crossing of A1A and adequate parking. Parking exceeds county formula calculations (due to small size 1100 sq ft of restaurant and inclusion of 4 spots per villa (2 garage & 2 driveway). It was suggested by PC that the safest A1A crossing would be a tunnel.

**Updated 6/2021**: Seaside purchased property from Ocean Prop Holdings. Seaside has sold 6 villas to raise $14 MM. 7/6/21 – BOCC approved site plan, conditional use and alcohol waiver. 7/9/21 – Pelican Point terminated Seaside easement to use PP docks.

**Updated 8/2021**: Requested Minor site plan adjustment to locate a sales trailer on northern edge of property.

**Updated 2/2022:** Seaside requested change to occupancy where owners had majority of time for themselves to no less than 70% of all room night must be available for rent, making it more of a tourist location. Public hearing was held, and St Lucie County Commission approved occupancy change. It is now a Tourist Resort that will be managed by Mainsail and fly a Marriott banner.

**Updated 4/2022:** Seaside has requested a new wetland waiver and alcohol waiver. A resort-style pool area, tiki bar, kitchen, and restrooms are being added to westside/riverside property. On the eastside/ocean side of property, a splash pad, snack bar, restrooms, and covered stage area are being proposed for central amenity area. DRC review is scheduled for May 4th.

**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. Approved 2017 Site plan includes a fishing pier and dock into lagoon. Road, drainage and utilities required (built or escrowed) prior to plat application to sub-divide lots. 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 includes denial of Environmental Impact Waiver requested for impervious gate related modifications. Plat application submitted and under review by DRC. DRC comments due 8/18/21 but still pending.

**Updated 9/2021:** BOCC meeting to accept conservation easement.

**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 parcels east of A1A, 2 parcels on west A1A. 1996 site plan approved for Pelican Cove / Shell Cove with 6 single family homes with common t 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.

**Updated 8/2021:** Application for Major Adjustment to MISP, Wetland Waiver and Minor Replatfor 6 lotresidential development.

**Updated 9/2021:** 9/16/21 DRC meeting discussed modifying current County conservation easement to avoid need for wetland waiver. Wetland jurisdiction limits for both state & federal need to be re-established following 1 + acre unapproved (storm related) fill.

**The Magic Oyster**

Owner: Hutchinson Island Shoppes, LLC Diamond Sands Marina, LLC

Restaurant Owners, Schilling and Forrester requesting variance to setback (20 Ft) for right of way to adjacent road (Aqua RA Drive). Numerous permits since 2015 opening but apparently permit was not required to put in pavers. However, pavers and planted shrubbery extend into right of way to adjacent road and now that they want to put a roof over outside seating, they are requesting a variance for minor site plan adjustment. Must post Public Notice and look at safety issue with trucks on Aqua Drive. Advised to have hedge removed from road right of way and maybe shave off some of the pavers. Could also have an issue with driveway truck loading zone size (12 x 30, s/b 12 x 50).

\*Active Projects are 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