

PDS 12-009
SPMN 1020114342

**AN ORDER GRANTING APPROVAL FOR MINOR
ADJUSTMENT TO A PLANNED UNIT DEVELOPMENT SITE
PLAN KNOWN AS BAY TREE.**

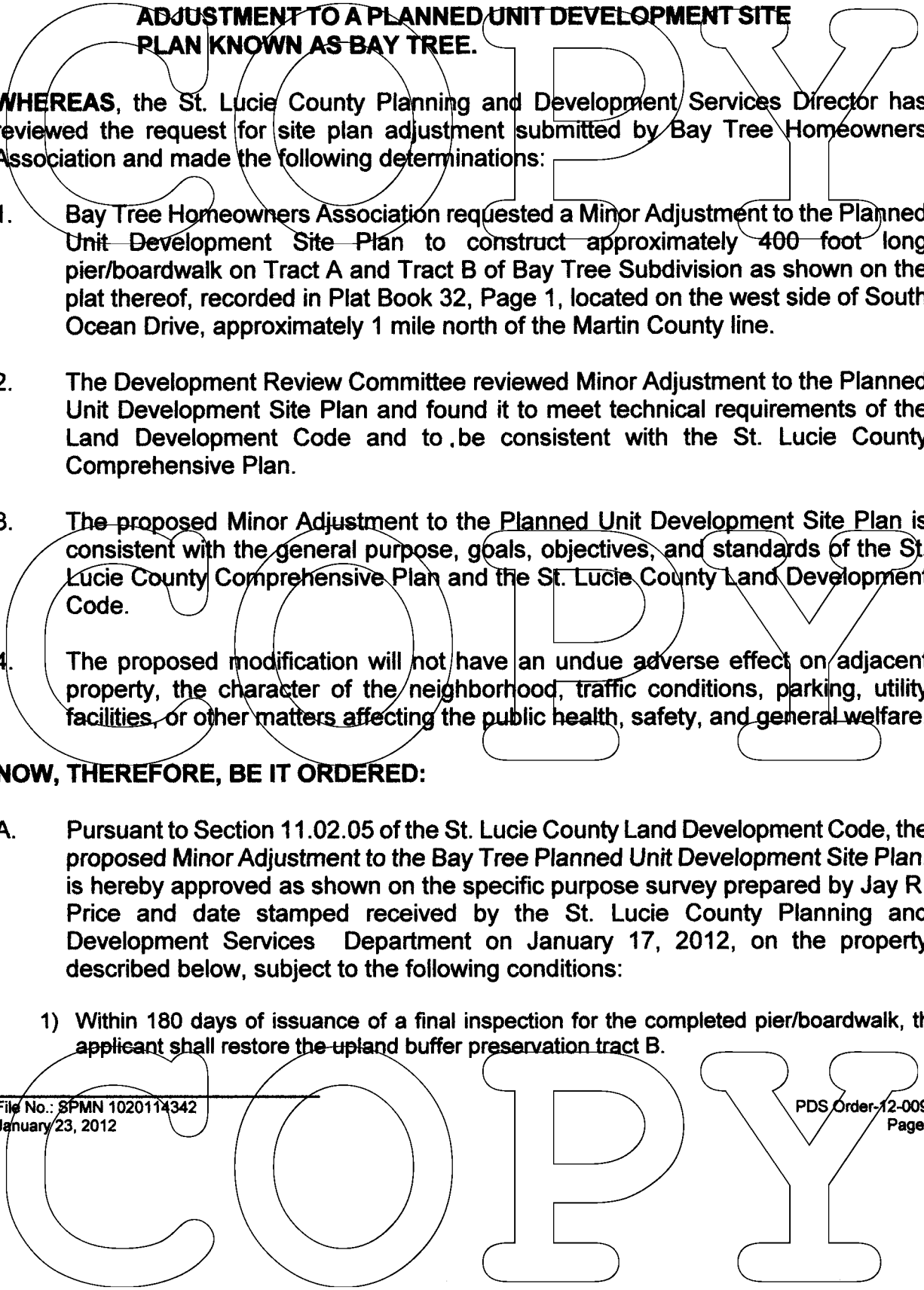
WHEREAS, the St. Lucie County Planning and Development Services Director has reviewed the request for site plan adjustment submitted by Bay Tree Homeowners Association and made the following determinations:

1. Bay Tree Homeowners Association requested a Minor Adjustment to the Planned Unit Development Site Plan to construct approximately 400 foot long pier/boardwalk on Tract A and Tract B of Bay Tree Subdivision as shown on the plat thereof, recorded in Plat Book 32, Page 1, located on the west side of South Ocean Drive, approximately 1 mile north of the Martin County line.
2. The Development Review Committee reviewed Minor Adjustment to the Planned Unit Development Site Plan and found it to meet technical requirements of the Land Development Code and to be consistent with the St. Lucie County Comprehensive Plan.
3. The proposed Minor Adjustment to the Planned Unit Development Site Plan is consistent with the general purpose, goals, objectives, and standards of the St. Lucie County Comprehensive Plan and the St. Lucie County Land Development Code.
4. The proposed modification will not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, or other matters affecting the public health, safety, and general welfare.

NOW, THEREFORE, BE IT ORDERED:

A. Pursuant to Section 11.02.05 of the St. Lucie County Land Development Code, the proposed Minor Adjustment to the Bay Tree Planned Unit Development Site Plan, is hereby approved as shown on the specific purpose survey prepared by Jay R. Price and date stamped received by the St. Lucie County Planning and Development Services Department on January 17, 2012, on the property described below, subject to the following conditions:

- 1) Within 180 days of issuance of a final inspection for the completed pier/boardwalk, the applicant shall restore the upland buffer preservation tract B.



1 2) Prior to issuance of a Vegetation Removal Permit or Exemption, copies of any required
2 federal and state permits and approvals, if applicable to development, shall be provided to
3 the Environmental Resources Department. If federal or state agency compliance requires
4 modification to the development plans, the applicant will modify the plans and submit to St.
5 Lucie County for review and approval. The County's development approval process or
6 requirements shall not be used to prevent compliance with any federal or state agency
7 requirements.

8
9 B. The property on which this Minor Adjustment to the Planned Unit Development Site
10 Plan approval is being granted is described as follows.

11
12 Tract "A" and Tract "B", of Bay Tree Subdivision as shown on the plat thereof,
13 recorded in Plat Book, 32, Page 1, of the public records of St. Lucie County ,
14 Florida

15
16 (TAX ID#: 4511-503-0001-000/2 & 4511-503-0002-000/9)

17
18 (Location: west side of South Ocean Drive, approximately 1 mile north of
19 Martin County line.)
20

21 C. The approvals granted by this administrative order shall expire on January 23,
22 2014, unless an extension is granted in accordance with the provisions of Section
23 11.02.06 of the St. Lucie County Land Development Code.

24 D. The Minor Adjustment approval granted under this administrative order is
25 specifically conditioned to the requirement that the petitioner, Bay Tree
26 Homeowners Association, including any successors in interest, shall obtain all
27 necessary development permits and construction authorizations from the
28 appropriate State and Federal regulatory authorities including, but not limited to;
29 the United States Army Corps of Engineers, and the South Florida Water
30 Management District, prior to the issuance of any local building permits of
31 authorizations to commence development activities on the property described in
32 Part B.
33

COPY

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

E. This order shall be recorded in the Public Records of St. Lucie County.

ORDER effective the 23rd day of January, 2012.

COPY
PLANNING AND DEVELOPMENT SERVICES
DIRECTOR
ST. LUCIE COUNTY, FLORIDA
BY *Mark Satterlee*
Mark Satterlee, AICP

APPROVED AS TO FORM
AND CORRECTNESS:

BY *[Signature]*
County Attorney

COPY

LAP
G/Planning/Project Files/Bay Tree PUD/ B.T. Homeowners Association

File No.: SPMN 1020114342
January 23, 2012

PDS Order-12-009
Page 3

COPY