

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

RESOLUTION NUMBER 21-

**[REGARDING MAJOR FINAL SITE PLAN APPROVAL FOR TRADEWINDS OF HOBE
SOUND WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

WHEREAS, this Board has made the following determinations of fact:

1. Laurel Lane Holdings, LLC, hereinafter referred to as Developer, submitted an application for major final site plan approval for the Tradewinds of Hobe Sound Project, hereinafter referred to as Project, located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency (LPA) considered the final site plan application at a public hearing on February 18, 2021. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board considered such application at a public hearing on March 9, 2021.
4. At the public hearing, all interested parties were given an opportunity to be heard.
5. The final site plan is consistent with the Comprehensive Plan Growth Management Plan and the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

A The final site plan attached hereto as Exhibit B, for the Project is approved. Development of the Project shall be in accordance with the approved final site plan and the Preserve Area Management Plan (PAMP) attached hereto as Exhibit C.

B. The Project is located on land with a High Density Future Land Use designation. The High Density Future Land Use designation allows a maximum gross density of ten (10) units per acre and with a parcel size of 12.81 acres, a maximum of one hundred twenty-eight (128) dwelling units would be permitted. However, Section 4.13A.7.(5), Comprehensive Growth Management Plan, Martin County Code, permits final site plans to be approved for a maximum gross density of 15 (fifteen) units per acre on land with a High Density Future Land Use Designation, if the developer commits to providing affordable housing to eligible households as defined by Section 2.4, Comprehensive Growth Management Plan and complies with all other enumerated standards. Accordingly, pursuant to a

commitment by Developer to provide Work Force housing, the Project has received a density bonus of forty-nine (49) units. Therefore, commencing with the date of initial occupancy, forty-nine (49) of the dwelling units shall at all times remain as affordable housing units. In its discretion, if Developer is unable to find qualified Work Force applicants, Developer may lease to any other category of affordable housing as defined in Section 2.4, Comprehensive Growth Management Plan.

C. Developer shall be responsible for accepting applications and obtaining income certification for the required affordable housing units. All forms shall be provided to Martin County Human Services for its review and approval prior to utilization. The completed applications and income certification documentation received by Developer shall be submitted to Martin County Human Services for its review and concurrence on the eligibility of the applicant prior to occupancy of any affordable housing unit by the applicant. In addition, Developer shall file annual reports on a form approved by Martin County Human Services documenting compliance with the affordable housing requirements of Section 4.13A.7(5), Comprehensive Growth Management Plan. The annual reports will be due starting one (1) year from the date of development order approval. The review of applications and annual reports by Martin County Human Services shall be subject to a fee as established by the Board of County Commissioners.

D. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

E. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.11, Land Development Regulations, Martin County Code.

F. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the final site plan for the Project null and void.

G. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.B, Land Development Regulations, Martin County Code.

H. All permits for the Project must be obtained within one year, by March 9, 2022. Development must be completed within two years, by March 9, 2023.

J. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

K. The Developer is not authorized to haul fill off the site. The Developer must comply with all County excavation and fill regulations.

L. This development order shall be binding upon the Developer, its successors in interest, heirs, assigns and personal representatives.

M. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 9TH DAY OF MARCH, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

- Exhibit A, Legal Description
- Exhibit B, Final Site Plan
- Exhibit C, Preserve Area Management Plan (PAMP)

EXHIBIT A

Legal Description

PCN: 343842061000000310

SOUTH 217.74' OF LOT 3 ACCORDING TO THE PLAT OF SUBURBAN HOMES AND GROVES DULY RECORDED IN THE OFFICE OF THE CLERK OF MARTIN COUNTY, FLORIDA IN PLAT BOOK 2 PAGE 58 OF MARTIN COUNTY PUBLIC RECORDS FILED MAY 7, 1947
SAID PARCEL CONTAINING 1.96 ACRES MORE OR LESS.

AND TOGETHER WITH

PCN: 343842000103000209

SOUTH 1/2 OF LOT 103 (LESS SOUTH 210' OF EAST 485') GOMEZ GRANT, WEST OF INDIAN RIVER, ACCORDING TO PLAT THEREOF FILED SEPTEMBER 13, 1892, RECORDED IN PLAT BOOK A, PAGE 10, DADE COUNTY, FLORIDA, PUBLIC RECORDS; ALSO FILED MARCH 25, 1910, RECORDED IN PLAT BOOK 1, PAGE 62, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS AND PLAT BOOK 1, PAGE 80, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.
LESS AND EXCEPT THE EASTER LY 50 FEET THEREOF AS DESCRIBED IN DEED RECORDED IN O.R. BOOK 2036, PAGE 789 AND CORRECTIVE DEED RECORDED IN O.R. BOOK 2111, PAGE 409, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
SAID PARCEL CONTAINING 7.34 ACRES MORE OR LESS.

AND TOGETHER WITH

PCN: 343842061000000203

ALL OF LOT 2, SUBURBAN HOMES AND GROVES, ACCORDING TO THE PLAT THEREOF FILED MAY 9, 1947 AND RECORDED IN PLAT BOOK 2, PAGE 58, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, LESS THE SOUTH 600 FEET THEREOF, SAID 600 FEET BEING MEASURED ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID LOT 2.
SAID PARCEL CONTAINING 3.87 ACRES MORE OR LESS.

