



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

COASTAL WASTE & RECYCLING PUD THIRD AMENDMENT WITH REVISED MASTER/FINAL SITE PLAN

A. Application Information

Applicant/Property Owner:	Coastal Waste & Recycling of Martin County, LLC
Agent for Applicant:	HJA Design Studio, LLC, Erika Beitler
County Project Coordinator:	John Sinnott, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	N024-009
Record Number:	DEV2025010006
Report Number:	2026_0107_N024-009_Staff_Report_Final
Application Received:	03/05/2025
Transmitted:	03/05/2025
Date of Report:	05/21/2025
Application Received:	07/24/2025
Transmitted:	07/24/2025
Date of Report:	10/07/2025
Application Received:	11/20/2025
Transmitted:	11/21/2025
Date of Report:	01/07/2026

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B. Project description and analysis

This is a request by HJA Design Studio on behalf of Coastal Waste & Recycling of Martin County, LLC, for approval of the Third Amendment to the Coastal Waste & Recycling PUD Agreement including a revised master/final site plan to construct an approximately 7,800 square foot vehicular maintenance building, a 4,000 square foot office building, and associated infrastructure. The area of the proposed improvements is an existing unpaved, stabilized storage area located in the southwestern portion of the approximately 22.7-acre site. The site

is located at 12967 SE Suzanne Drive, approximately 0.25 miles southeast of the intersection of SE Suzanne Drive and SE Bridge Road, in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

The project is located inside the Primary Urban Services District. The property is within the South Martin Regional Utility service area.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

Table 1 Development Review Team

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	John Sinnott	772-320-3047	Comply
G	Site Design Review	John Sinnott	772-320-3047	Comply
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Cara Gilmore	772-320-3055	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Juliette Martel	772-288-5418	N/A
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Kim McLaughlin	772-546-6259	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-288-5920	Comply
R	Health Department Review	Paul Stemle	772-221-4090	N/A
R	School Board Review	Julie Sessa	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Comply

D. Review Board action

This application meets the threshold requirements for processing as a PUD Zoning Agreement and PUD Master and Final Site Plan that does not exceed the threshold for minor changes. As such, final action on this request will be taken by the Board of County Commissioners (BCC) in a public meeting pursuant to MARTIN COUNTY, FLA., LDR, §10.5.F.9 (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated October 7, 2025, with the resubmittal dated November 20, 2025, and additional information received between December 30, 2025, and January 5, 2026. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant’s responsibility to demonstrate compliance with the CGMP, LDR and the Code.

E. Location and site information

Table 2 Property Information

Parcel number: 28-39-42-000-005-00000-0
Address: 12967 SE Suzanne Drive, Hobe Sound, FL
Existing zoning: PUD-I (Coastal Waste & Recycling PUD)
Future land use: Industrial
Gross area of site: 22.7 acres

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Figure 1: Location Map

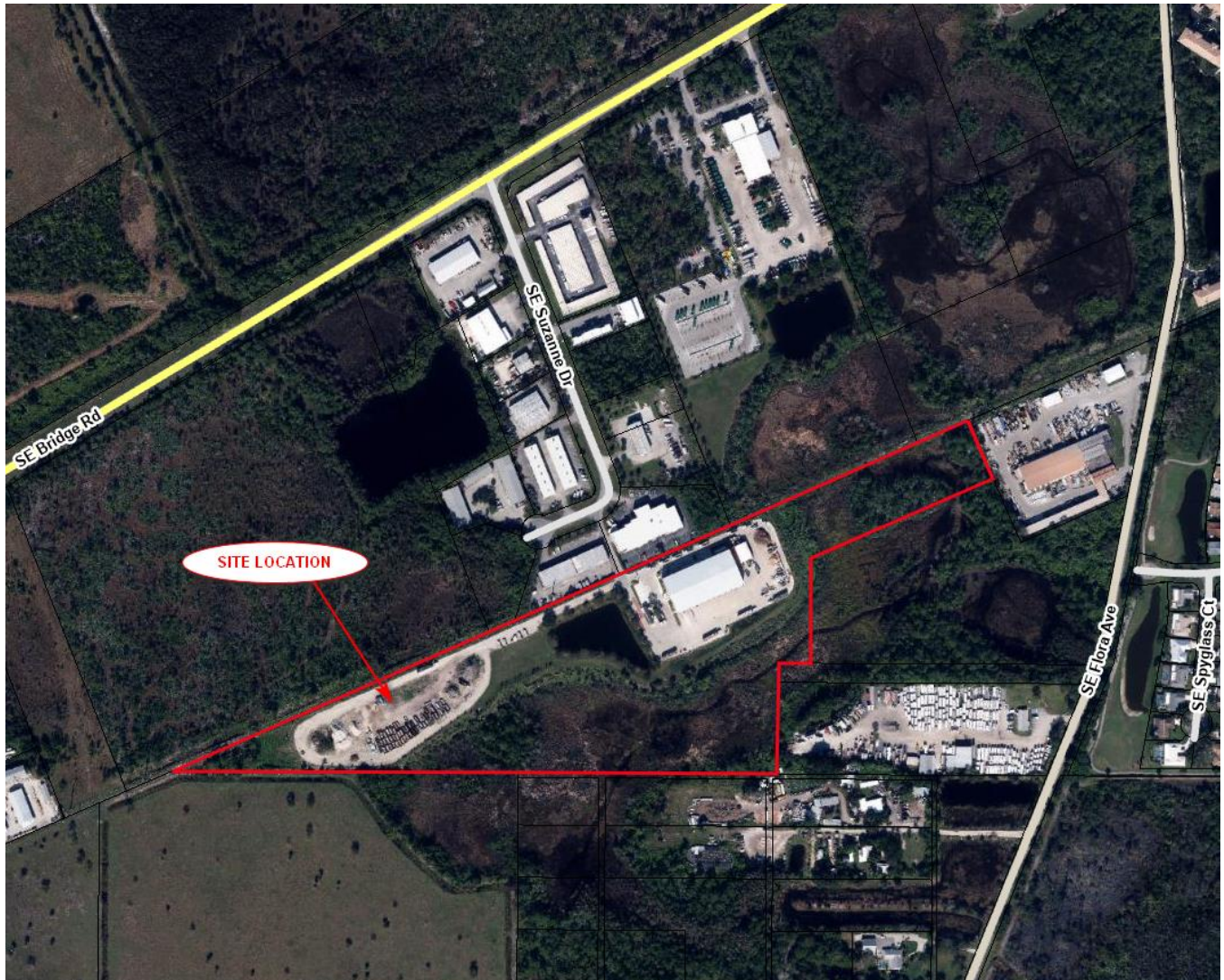
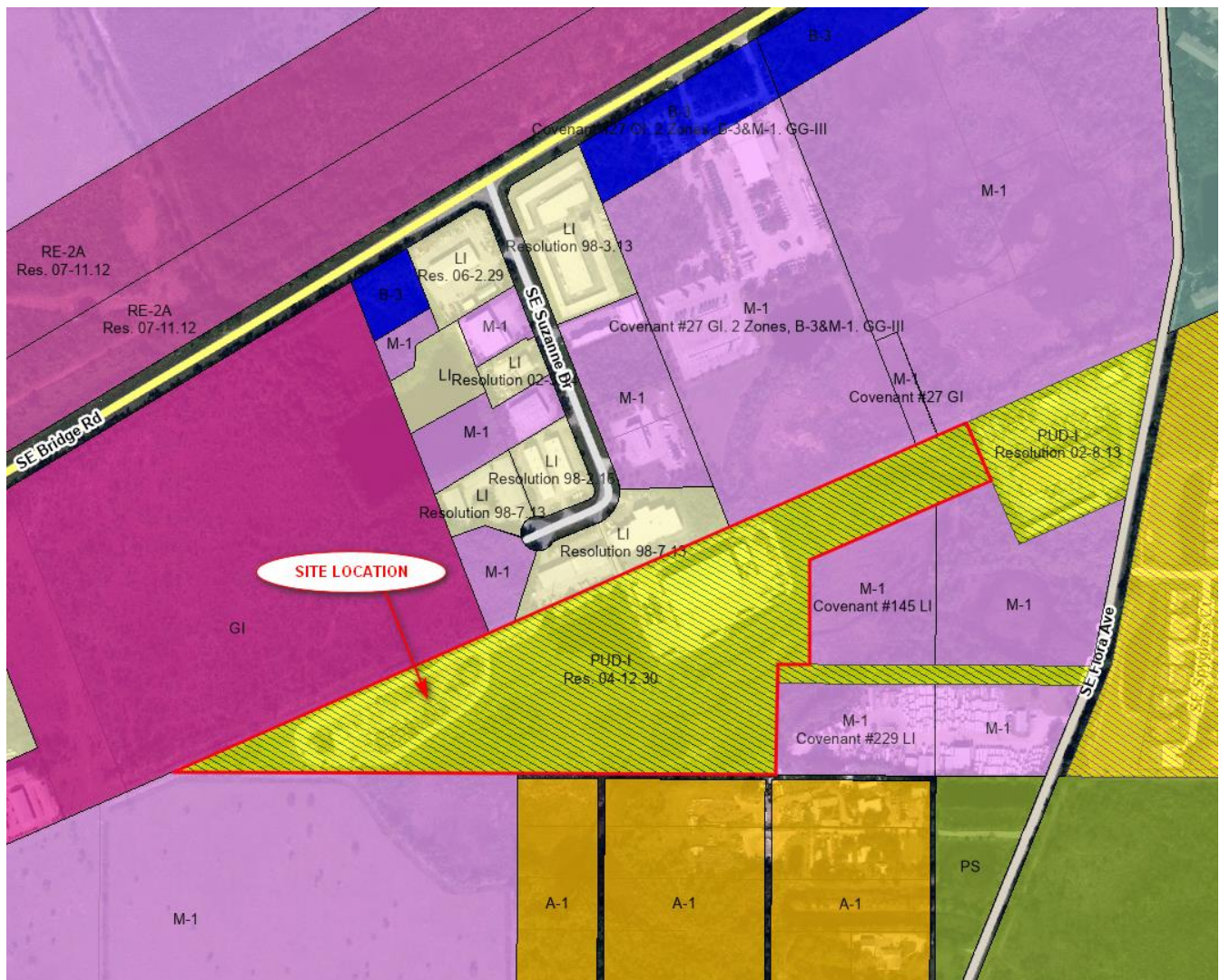


Figure 2: Zoning Atlas



Zoning districts of surrounding properties:

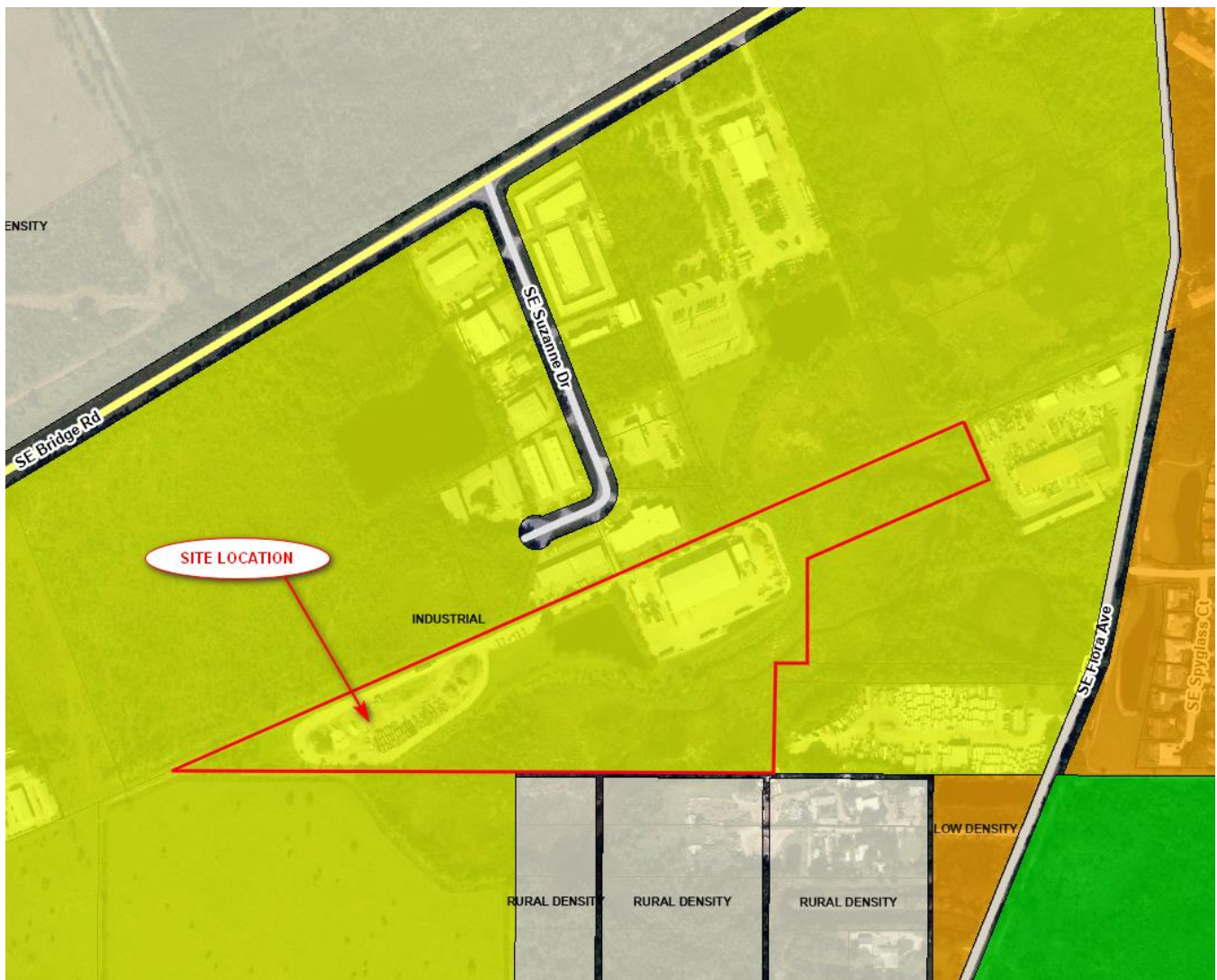
Property to the East: M-1, Valiant Power PUD

Property to the North: M-1, LI, GI

Property to the South: M-1, A-1

Property to the West: GI

Figure 3: Future Land Use Map



Future land use designation of surrounding properties:

- Property to the East: Industrial
- Property to the North: Industrial
- Property to the South: Industrial, Rural Density
- Property to the West: Industrial

F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department

Findings of Compliance:

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Information #1:

Policy 4.1E.8 Public Benefits.

Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

Benefits to the developer may include such items as incentives to encourage affordable housing; flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as transportation, recreation or other public facility improvements, additional preservation of environmental resources, and additional density transition zones. The provision of affordable and/or workforce housing, shall be strongly encouraged as a public benefit for any residential PUD. Any public benefits offered by the developer must clearly be in excess of the County's minimum standards.

The applicant has proposed the followed PUD public benefit:

- Within 60-days of approval of this Third Amendment, OWNER shall pay to the Martin County Public Works Department the sum of \$25,000.00, which shall be used for the maintenance of SE Suzanne Drive.

G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department

Findings of Compliance:

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Information #1:

LAND CLEARING

No land clearing is authorized prior to the pre-construction meeting for the project. 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 by applicable state agency permits may be granted by the Growth Management Department MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019).

H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department

Commercial Design

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Community Redevelopment Area

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

I. Determination of compliance with the property management requirements – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

J. Determination of compliance with environmental and landscaping requirements – Growth Management Department

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscaping

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a maintenance shop and office facility. The applicant has submitted landscape plans that provide 136,894 s.f. of landscape area which equates to 28% of the 479,935 s.f. development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 192 trees are required for this project. 235 trees were provided.

In addition, Section 4.663.A.4.b.1, 2, and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 s.f. landscape area with 3 trees (unless using 2 trees of 3" or greater caliper) for each 5000 s.f. of interior vehicular use area. This project has 89,489 sq.ft. of paving and in addition to 5 perimeter vehicular use area trees, the applicant is required 32 - 3" caliper native trees within the interior vehicular use area of the site, 37 - 3" caliper native trees were provided.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use is industrial so non-compatibility buffers are not required. A portion of the southern property boundary being next to Rural Density a Type 4 buffer is required on the Eastern half of the Southern Boundary. Existing Preserve satisfies this requirement.

Applicant has demonstrated compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR]. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area within the vehicle use area is preserved in a native state. To qualify for such a waiver, preserved native areas must be at least 800 square feet in size. The area must not be altered by grade changes or irrigation impacts which may stress the vegetation in its existing habitat.

Section 4.663.E, Land Development Regulations, Martin County, Fla. (2013) requires that preserve areas, landscape areas and stormwater treatment areas be consolidated to extent feasible and that plantings adjacent to a preserve be limited to native species. To document compliance the applicant has proposed to plant all the dry retention areas and perimeter of the

wet retention area with native species. This consolidation and large expanse of additional native plantings being proposed will increase the function, benefits, and value provided by the on-site preserves.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

K. Determination of compliance with transportation requirements – Engineering Services Department

Findings of Compliance:

Staff reviewed the Traffic Impact Statement prepared by Traffic & Mobility Consultants dated 2/10/2025. It is estimated that 12 trips will be added to SE Bridge Road in the AM peak hour, which is currently operating at a level of service D; it is anticipated to operate at level of service D at buildout (year 2027). Therefore, the evaluation is positive and serves as a determination that adequate facilities are either available, programmed, or planned to serve the development at the time of anticipated impact.

L. Determination of compliance with county surveyor – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Department

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the excavation of 5,000 cubic yards is proposed; therefore, a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$1,050.00 shall be paid within sixty (60) calendar days of the project approval. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development is included in the Master Stormwater Management System and the proposed improvements are consistent with the approved existing system; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10- Flood Protection: The site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation of 16.85-feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm event (16.29-feet NAVD); therefore, the applicant demonstrated compliance with Division 10.

Division 14- Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19- Roadway Design: The applicant is not proposing to make modifications to the existing roads; therefore, compliance with Division 19 is not applicable with this project.

Development Order

1. The Owner is authorized to haul approximately 5,000 cubic yards of the material from the site. In exchange for this authorization, the Owner is required to pay \$1,050.00, as set forth in the Development Review Fee Schedule, as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2025).

Electronic File Submittal

Findings of Compliance:

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2025).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Findings of Compliance:

The proposed project will connect to the water and wastewater facilities of South Martin Regional Utility (SMRU). Please coordinate directly with SMRU for agreement, capacity reservation, and fees.

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Finding of Compliance

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Emergency Management

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements – General Services Department

Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

R. Determination of Compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

S. Determination of compliance with legal requirements – County Attorney’s Office

Review ongoing.

T. Determination of compliance with adequate public facilities requirements – responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – SMRU

Findings – Positive evaluation

Source – SMRU

Reference – see Section O of this staff report

Sanitary sewer facilities service provider – SMRU

Findings – Positive Evaluation

Source – SMRU

Reference – see Section O of this staff report

Solid waste facilities

Findings – In Place

Source – Growth Management Department

Stormwater management facilities

Findings – Positive Evaluation

Source – Engineering Services Department

Reference – see Section M of this staff report

Community park facilities

Findings – In Place

Source – Growth Management Department

Road's facilities

Findings – Positive Evaluation

Source – Engineering Services Department

Reference – see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source – Engineering Services Department

Reference – see Section K of this staff report

Public safety facilities

Findings – Positive Evaluation

Source – Growth Management Department

Reference – see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

Source – Growth Management Department

Reference – see Section R of this staff report

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet. Once submitted, a unique ShareBase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be **brand new, unopened in the original package.**

Table 3 Post Approval Requirements

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
6.	Digital Copy of Construction Plans	One (1) digital copy of the Construction Plans in PDF format. The digital version shall be signed / sealed, and third party authenticated. The digital version must match the hardcopy as submitted and be consistent with the approved documents.
7.	Approved PUD Zoning Agreement Amendment	Original of the executed approved Amendment.
8.	Approved Master/Final Site Plan	One (1) copy 24" x 36" of the approved master/final site plan.

Item	Description	Requirement
9.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
10.	Digital Copy of Master/Final Site Plan	One (1) digital copy of master/final site plan in AutoCAD drawing format (.dwg). An e-Transmit zip file with 2018 file format is preferred. The digital version of the site plan must match the hardcopy version as submitted.
11.	Engineer's Design Certification	One (1) original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
12.	Hauling Fee	The Owner is authorized to haul approximately 5,000 cubic yards of the material from the site. In exchange for this authorization, the Owner is required to pay \$1,050.00, as set forth in the Development Review Fee Schedule, as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
13.	PUD Public Benefit	Within 60-days of approval of this Third Amendment, OWNER shall pay to the Martin County Public Works Department the sum of \$25,000.00, which shall be used for the maintenance of SE Suzanne Drive.
14.	South Martin Regional Utilities Reservation	Proof of capacity reservation and fees paid to South Martin Regional Utilities (SMRU). The original agreement and payment shall be coordinated directly with SMRU prior to submittal of the post approval package to Growth Management.

Item	Description	Requirement
15.	Flash/Thumb Drive	One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the approved stamped and signed project plans at the pre-construction meeting.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public meeting. Fees for this application are calculated as follows:

Table 4 Fee Table

Fee type:	Fee amount:	Fee payment:	Balance:
Application review fees:	\$13,800.00	\$13,800.00	\$0.00
Inspection fees:	\$6,000		\$6,000
Advertising fees *:			
Recording fees **:			
Impact fees***:			

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified after the post approval package has been submitted.

*** Required at issuance of building permit.

X. General application information

Table 5 Applicant Contact Information

Entity	Contact Information
Applicant/Owner:	Coastal Waste & Recycling of Martin County, LLC 1840 Northwest 33rd Street Pompano Beach, FL 33064 Josh Rogers & Matthew Cowan 954-947-4000

Entity	Contact Information
Agent:	HJA Design Studio, LLC 3500 SW Corporate Parkway, Suite 203 Palm City, FL 34990 Erika Beitler 772-678-7200 erika@hjadstudio.com
Engineer of Record:	AJ Hydro Engineering, Inc. 5932 Northwest 73rd Court Parkland, FL 33067 Howard Jablon, P.E. 954-347-3397 ajhydro@bellsouth.net

Y. Acronyms

Table 6 Acronym Definitions

Acronym	Definition
ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LOS	Level of Service
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department

Acronym	Definition
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Wastewater Service Agreement

Z. Attachments

N/A