



October 23, 2024

**Subject and Location: L089-003 – Loblolly North LLC (AKA The Preserve at Loblolly North PUD)**  
Request for approval of an amendment to the zoning atlas to change the zoning from the existing RE-1/2A (Estate District) to PUD (Planned Unit Development District) with a Certificate of Public Facilities Exemption, and request for approval of the Preserve at Loblolly North Planned Unit Development Agreement, Master Site Plan and Final Site Plan with a Certificate of Public Facilities Reservation. The proposed planned unit development, consisting of 13 detached single-family lots and associated infrastructure on approximately 51.33 acres resulting in a gross site density of 0.25 units per acre. The property is located east of SE Gomez Avenue, west of the Indian River Lagoon, approximately 0.6 miles north of SE Osprey Street, directly north of the existing Loblolly Bay PUD in Hobe Sound. Access to the site is proposed off of SE Loblolly Bay Drive within the Loblolly Bay PUD.

Dear Property Owner:

As a landowner within 500 feet of the property identified above and as shown on the enclosed map and master/final site plan, please be advised that the Local Planning Agency and the Board of County Commissioners will conduct public hearings on the subject listed above.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, November 7, 2024

Time and Date: **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, November 12, 2024

Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

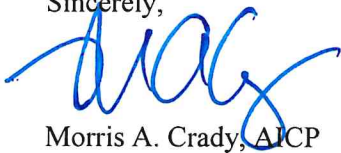
Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website [www.martin.fl.us](http://www.martin.fl.us). Any documentation, including all DVD, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please feel free to contact me directly at 772-220-2100 or call the Growth Management Department at 772-288-5495. All written comments should be sent to Barbara Counsellor, Senior Planner, [bcounsel@martin.fl.us](mailto:bcounsel@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).

Sincerely,



Morris A. Crady, AICP  
Senior Partner

Attachments: Location Map  
Master/Final Site Plan



Location Aerial Map

# Martin County, FL

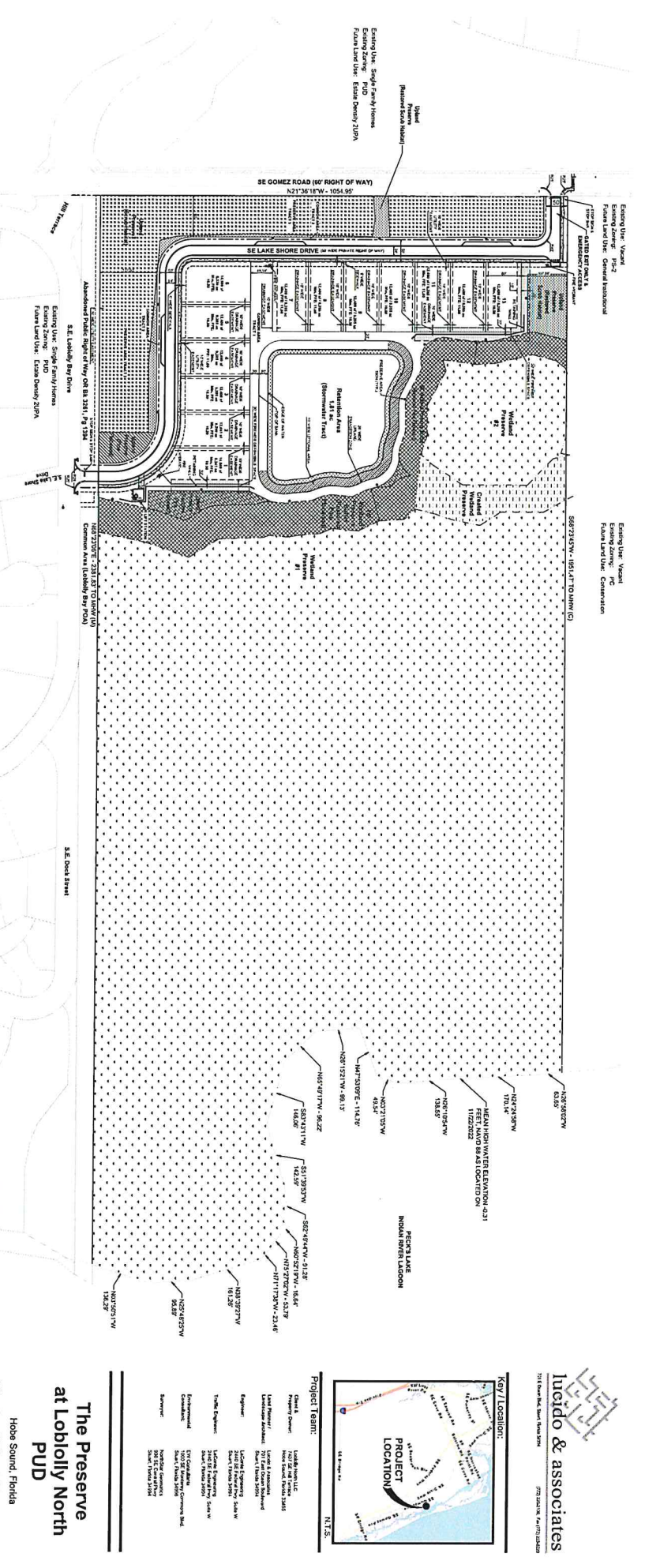


Date: 3/22/2023

This Geographic Information System Map Product, received from Martin County, (COUNTY) in fulfillment of a public records request, is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Author: Martin County GIS Copyright, Copyright 2015







**General Notes**

- 1. All construction shall be in accordance with the applicable codes and regulations of the City of Hobo Sound, Florida.
- 2. The applicant shall provide all necessary permits and approvals from the City of Hobo Sound, Florida.
- 3. The applicant shall provide all necessary utility connections and easements.
- 4. The applicant shall provide all necessary site work and landscaping.
- 5. The applicant shall provide all necessary signage and wayfinding.
- 6. The applicant shall provide all necessary security and safety measures.
- 7. The applicant shall provide all necessary maintenance and repair work.
- 8. The applicant shall provide all necessary insurance and bonding.
- 9. The applicant shall provide all necessary records and documentation.
- 10. The applicant shall provide all necessary communication and public participation.

**Legend**

[Symbol]	Proposed Paved Area
[Symbol]	Proposed Unpaved Area
[Symbol]	Proposed Water Feature
[Symbol]	Proposed Planting Area
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Utility
[Symbol]	Proposed Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Other

**Building and Lot Data**

Maximum Height: 35' (2 Stories)  
 Minimum Lot Size: 80' x 155' (12,400 sf)  
 Minimum Lot Open Space: 30%  
 Maximum Building Coverage: 40%

**Preserve Data**

Total Area: 51.20 ac (100%)  
 Wetland Preserve: 35.17 ac  
 Mammal Wetland: 0.20 ac  
 Total Upland: 15.83 acres

**Site Data**

Total Area: 2,230,222 sf 51.20 ac  
 Existing Use: Vacant  
 Proposed Zoning: RE-12/A  
 Existing Future Land Use: Estate Density ZUPA  
 Product I.D. Number: 34-38-42-000-034-000000-0  
 Product Type: Single Family Home  
 Total Units: 13 Units  
 Gross Density: 0.25 DU/ac  
 Impervious Area: 41,889 ac 81.8%

**Open Space**

Minimum Open Space: 1,115,136 sf 25.60 ac 50%  
 Provided Open Space: 2,045,870 sf 46.97 ac 92%

**Typical Lot**

**Maximum Density Calculations**

Total Site Area: 51.20 ac  
 Maximum Density: 67 (1.31 up) 13 (0.25 up)

**Parking Requirements**

Parking Required: 28 Spaces  
 Parking Provided: 28 Spaces

**Project Team**

Client: Lush Hospitality  
 Project Owner: Lush Hospitality  
 Architect: Lush Hospitality  
 Engineer: Lush Hospitality  
 Landscape Architect: Lush Hospitality  
 Utility Consultant: Lush Hospitality  
 Surveyor: Lush Hospitality

**Map/Location**







**The Preserve at Loblolly North PUD**

Hobo Sound, Florida  
 Master / Final Site Plan

**1 of 2**

DATE: 11/15/2024  
 BY: S.L.S. (S.L.S. Design Services)  
 PROJECT NUMBER: 22035  
 MAP SCALE: 1" = 100'



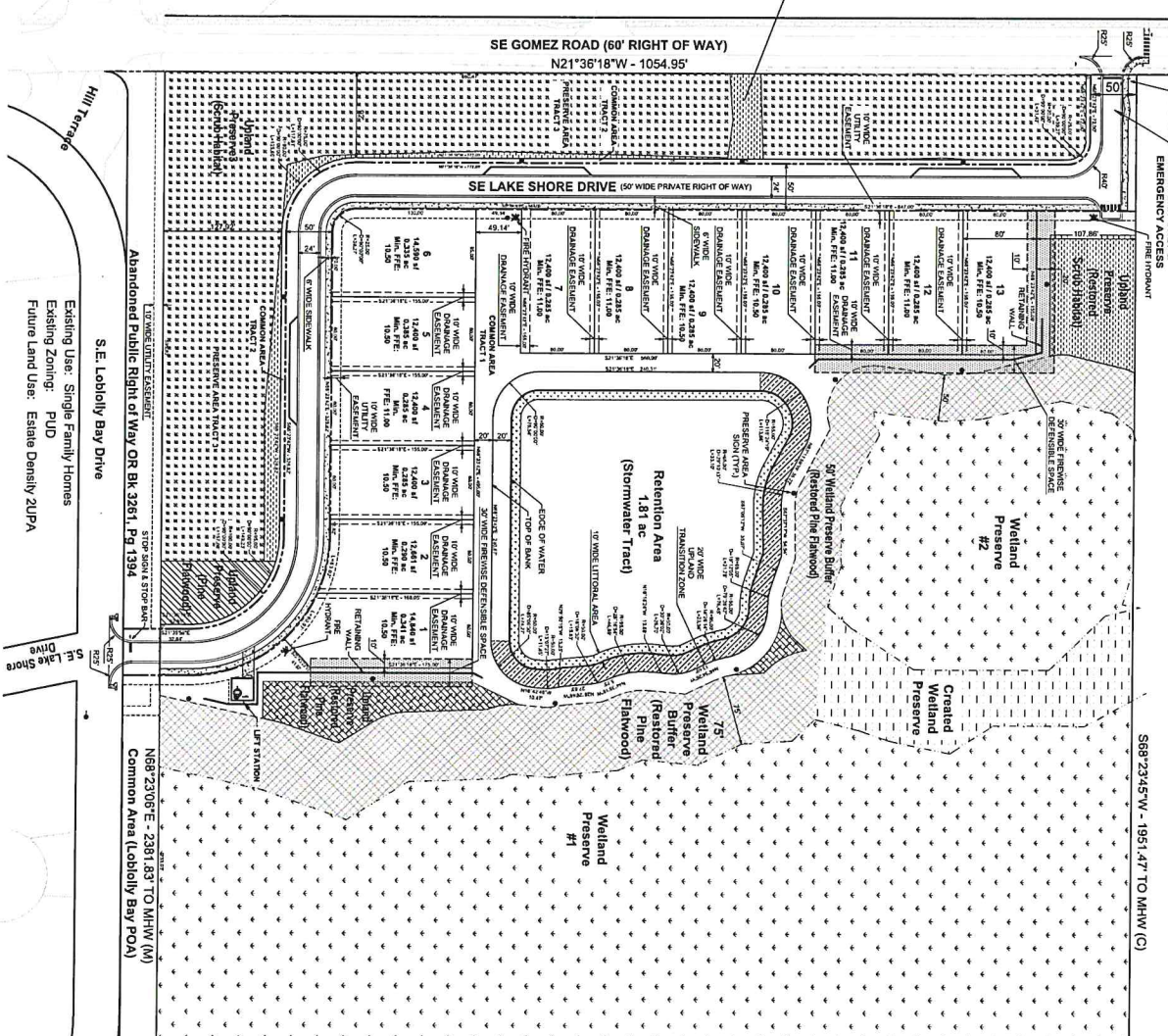
- Legend**
-  Pine Flatwood Preserve  
6,821 sf / 0.16 ac
  -  Scrub Preserve  
138,244 sf / 3.17 ac
  -  Restored Wetland Buffer  
85,680 sf / 1.97 ac
  -  Restored Pine Flatwood Preserve  
11,763 sf / 0.27 ac
  -  Restored Scrub Preserve  
23,228 sf / 0.53 ac
  -  Created Wetland Preserve  
29,343 sf / 0.68 ac

Existing Use: Single Family Homes  
 Existing Zoning: PUD  
 Future Land Use: Estate Density ZUPA

Upland Preserve  
 (Restored Scrub Habitat)

Existing Use: Vacant  
 Existing Zoning: PS-2  
 Future Land Use: General Institutional

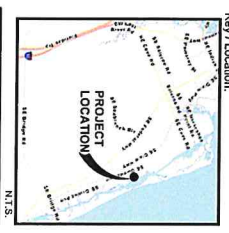
Existing Use: Vacant  
 Existing Zoning: PC  
 Future Land Use: Conservation



SE Loblolly Bay Drive  
 Existing Use: Single Family Homes  
 Existing Zoning: PUD  
 Future Land Use: Estate Density ZUPA

Abandoned Public Right of Way OR BR 3261, Pg 1394

N68°23'05"E - 2381.83 TO MHW (M)  
 Common Area (Loblolly Bay POA)



**Key / Location**

PROJECT LOCATION

N.T.S.

**luccio & associates**

1711 East Lake Street, Suite 100  
 072-222-2200 • Fax: 072-222-2248

**The Preserve at Loblolly North PUD**

Hobe Sound, Florida  
 Master / Final Site Plan

**Project Team:**

Client & Property Owner: Luccio Inc., LLC  
 1711 East Lake Street, Suite 100  
 Hobe Sound, Florida 33455

Architect: Luccio & Associates  
 1711 East Lake Street, Suite 100  
 Hobe Sound, Florida 33455

Engineer: Luccio & Associates  
 1711 East Lake Street, Suite 100  
 Hobe Sound, Florida 33455

Task Engineer: Luccio & Associates  
 1711 East Lake Street, Suite 100  
 Hobe Sound, Florida 33455

Contractor: Luccio & Associates  
 1711 East Lake Street, Suite 100  
 Hobe Sound, Florida 33455

Scale: 1" = 60'

Date	By	Description
11/13/2024	S.L.C.	Final SOMA
06/20/24	S.L.C.	2nd Redline
02/20/24	S.L.C.	3rd Redline

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