



Lucido & associates

TRANSMITTAL

HAND DELIVERY

Date:	October 23, 2024		
To:	Luis Aguilar, Principal Planner Martin County Growth Management Department 2401 SE Monterey Road Stuart, FL 34996		
From:	Morris Crady <i>MaC</i>		
Subject:	The Preserve at Loblolly North – Request for Plat Approval	Project #	22-035
	M.C. Project # L089-004		

In response to the attached completeness letter, please find the following responses to the comments contained therein and the enclosed application fee check in the amount of \$16,600.00 made payable to the Martin County Board of Commissioners. We have also provided the original application package, an additional set of the 24 x 36 plans.

Item 1: BOUNDARY SURVEY:

Comments: Please include MHW file number provided by FDEP and a tidal water survey procedural form.

RESPONSE: See enclosed notice of Tidal water survey filing (file # 9189).

Please note the installation of the project sign is in process. The certification will be provided upon completion.

Please feel free to contact me if you have any questions or comments.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

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October 17, 2024

Morris A Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Record No: DEV2024100005
Project Number: L089-004

RE: Completeness Review
The Preserve at Loblolly North PUD Plat

Dear Mr. Crady:

The above referenced application has been determined to be complete for review by the County. Luis Aguilar, Principal Planner, will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to his attention at laguilar@martin.fl.us. **Please note, our submittal process has been modified. Flash drives and discs are no longer accepted, please see paragraph at end of this letter for more information.**

Although the review was determined complete, the following items need additional attention.

Item 1: BOUNDARY SURVEY: Boundary survey of the entire site including the legal description, parcel control number(s) and acreage, with a date of last field work within 180 days of the date of this application. The boundary survey must be an original, signed and sealed by a licensed Florida Professional Surveyor and Mapper and must reference the current title commitment, list all easements and encumbrances of record, and show all those easements and encumbrances that affect the property and are plottable.

Comments: Please include MHW file number provided by FDEP, and a tidal water survey procedural approval form.

You may review the application on-line at <https://aca3.accela.com/martinco>. Select Search Development Review and enter the Record Number above.

At this time, please submit the full application **two (2) sets of plans and one (1) set of 8 ½ x 11 documents**, along with the application fee in the amount of **\$16,600.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. **A unique Sharebase link will be provided to the agent via email after the hard copies are submitted to GMD for the full submittal, CDs and Flash Drives are no longer accepted for Development Review Applications and submittals/resubmittals.**

The application must include all applicable documents from the specific application checklist and any revisions addressed within this letter. The review of the application will commence the date the project coordinator transmits the project's documents and plans to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a completed staff report for this application with additional information for the scheduling of public hearings.

In the meantime, it is required that a sign be erected on the subject property within 10 days of the date of this completeness letter. The project number **L089-004** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance with the notification requirements.

Sincerely,



Paul Schilling
Growth Management Director

PS:EN:LA:jvs



October 3, 2024

HAND DELIVERY

Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: The Preserve at Loblolly North – Request for Plat Approval with a Certificate of Public Facilities Exemption (Our Reference: #22-035)

Dear Paul:

On behalf of the property owner, Loblolly North LLC, we are pleased to submit the above-referenced plat application for the proposed Preserve at Loblolly North PUD.

The 51-acre subject property was acquired in December 2022 as part of a land swap with the Florida Inland Navigation District (FIND) that included a future land use amendment to Estate Density Residential (with a RE-1/2A zoning district), which was unanimously approved by the Board of County Commissioners on October 18, 2022.

The property is located immediately north of the Loblolly Bay residential community, between SE Gomez Avenue and the Intracoastal Waterway in Hobe Sound. The majority of the upland property, which consists of approximately 16 acres along Gomez Avenue, was previously cleared by FIND in preparation for a spoil site before the land swap took place. The balance of the site is composed primarily of forested wetlands that extend east to the Intracoastal Waterway.

By way of the pending rezoning from RE-1/2A to PUD, Loblolly North LLC in cooperation with Loblolly Bay, is proposing to construct 13 single family lots within the area that was previously impacted by FIND. The PUD rezoning is necessary to reduce the minimum lot size from 21,780 sf to 12,000 sf and create building setbacks specific to the desired single-family product type.

Based on the estimated uplands and wetlands and assuming ½ density transfer from the wetlands, the theoretical maximum number of units that could be built on the property is approximately 65 units or 1.2 units per acre. The proposed 13 lots equate to a proposed density of 0.25 units per acre.

The proposed plat is consistent with the pending PUD Agreement and the pending master-final site plan that is scheduled for County Commission consideration in November or December. The owner's intent is to start construction of the site infrastructure while the plat is under review and record the plat prior to the conveyance of lots.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional copy of the 24 x 36 plans will be submitted upon a completeness determination):

- The completed application form;
- Affidavit for digital submittal;
- Copyright permission forms;

Paul Schilling
October 3, 2024
Page 2 of 2

- Project narrative;
- Owner's notarized power of attorney for representation by Lucido & Associates;
- Disclosure of interest affidavit;
- The recorded deed reflecting Loblolly North LLC as the owner;
- No property transfer statement;
- Legal description;
- The site location map;
- Title commitment;
- Closure report;
- Proposed Declaration of Covenants and Restrictions;
- Draft contract for required improvements;
- Draft surety;
- Signed/sealed surveyor's plat checklist certification;
- The pending Master/Final Site Plan;
- The proposed plat; and
- The boundary survey (S&S), and electronic copy.

Upon your determination of completeness, we will submit the required application fee of \$16,600.00 and the additional sets of 24x36 plans to begin the development review process. If you have any questions or comments, please feel free to contact me.

Sincerely,



Morris A. Crady, AICP
Senior Partner

Encl.



Martin County, Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

TEAM

O=Owner, David Giunta
P=Planner, Lucido
S=Surveyor, Northstar Geomatics
CE=Civil Eng., LaConte Engineering
Att=Attorney, Jane Cornett

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Plat/Replat Development Application Checklist

Please include the following items in the order shown below. **If any item is not included, please identify the item and the reason for its exclusion.** Links to specific forms are included with some items, noted in blue font.

REQUIRED FORMAT

All applications for development must be reviewed for completeness, prior to the acceptance of the application for distribution to staff for review. The application must include the documents listed in Section 10.2.B., the disclosure of ownership interests described in 10.5.D.1, and the completeness review fee.

Submit only one paper set of plans and documents for completeness review. For full submittal following determination of completeness, one paper packet (8 1/2x11-inch) of documents must be submitted. Include **two (2)** full-size folded hard copies of all plans. Certain documents require raised seal and wet signatures as described in the specific checklist item.

Upon submittal of the hard copy for both completeness and full submittals/resubmittals, staff will provide the agent listed on the application with a project specific link to a Sharebase folder where the agent can upload the digital plans and documents. The digital version of plans shall be a .pdf at a minimum of 24x36 inches and 300 dpi (not a scanned copy). **Bookmark all the documents and plans in the order they appear in the Checklist.** Do not provide electronic signatures on any documents as they create errors in the bookmarked PDFs.

In addition to the plans and documents, provide electronic files of master and/or final site plans and survey in AutoCAD 2010 or later (dwg format). The coordinate positions within this file are to be rotated and translated to state plane coordinates in the North American Datum of 1983(NAD83) adjustment of 2011, Florida State Plane East Zone, US Survey Feet or currently approved datum.

FEE: Initial applications shall be accompanied by a completeness review fee. Once staff determines, in writing, the application is complete, the full application fee as established by BOCC resolution shall be submitted with the application. Checks are made payable to the Martin County Board of County Commissioners. [Development Review Fee Schedule](#)

REQUIRED DOCUMENTS

- P** 1. **APPLICATION:** Application signed by the owner or the entity having power of attorney from the owner to act on his/her behalf, pursuant to section 10.5.B. In addition to identifying the entities that comprise the development team, the names of each individual who is authorized to submit documents during the development review process must be listed on the application and power of attorney forms.
[Development Review Application](#)
- P** 2. **DIGITAL SUBMITTAL AFFIDAVIT:** Affidavit, signed by the applicant or agent, certifying the digital application is an exact duplicate of the hard copy.
[Digital Submittal Affidavit](#)
- P** 3. **COPYRIGHT PERMISSION TO DUPLICATE MATERIALS FORM:** Individual permission to duplicate copyright materials form as required to comply with public record requests for such items as site plans and surveys. Each consultant that has a copyright on any documents/plans shall fill out an individual form.
[Permission to Duplicate Copyright Materials](#)
- P** 4. **NARRATIVE:** Include the history of the property/project, the type of development being proposed in conjunction with the plat request, the location and size of the subject property, square footage (non-residential) and/or number of residential units, and proposed density. Include the date of site plan approval or whether the site plan is still in review. [MARTIN COUNTY, FLA., LDR, Article 5, Division 2].
- O** 5. **POWER OF ATTORNEY:** A notarized power of attorney authorizing an agent to act on the owner's behalf.
- O** 6. **DISCLOSURE OF INTEREST AFFIDAVIT:** Provide a completed financial disclosure of interest affidavit form pursuant to Sec. 10.5.D.1.
[Disclosure of Interest Affidavit](#)
- P** 7. **RECORDED DEED:** A copy of the recorded deed(s) for the subject property.
- P** 8. **PROPERTY TRANSFER:** A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
- P** 9. **LEGAL DESCRIPTION:** Full legal description including parcel control number(s) and total acreage.
- P** 10. **SITE LOCATION MAP:** Include all adjacent and internal roadways, surrounding properties and a clear site boundary.
- N/A** 11. **DEVELOPMENT ORDER AND EXHIBITS (IF PROJECT IS APPROVED):** Approved development order(s) and exhibits for the associated project.

12. **TITLE COMMITMENT:** A title commitment covering the entire site with matching legal description and total acreage, with an effective date within 180 days of the date of this application. The title commitment must (i) be issued by an attorney licensed in Florida, abstractor or a title company (ii) state that record title to the land, as described and shown on the plat, is in the name of the person, persons, corporation, or entity executing the dedication, (iii) reference all mortgages not satisfied or released of record or otherwise terminated by law and (iv) reference all existing easements and other encumbrances of record.
- ATT**
13. **CLOSURE REPORTS:** Copies of closure report for the parent boundary and all interior parcels are included and have a relative error of closure no less than 1' in 10,000'.
- S**
14. **DECLARATION OF COVENANTS AND RESTRICTIONS:** New or amended version, or a supplement to the original or amended version.
- ATT**
15. **DRAFT CONTRACT:** Draft version meeting the requirements of Section 4.913.B (MARTIN COUNTY, FLA., LDR, Article 4, Division 21).
- P**
16. **DRAFT SURETY.** Draft version meeting the requirements of Section 4.913.B (MARTIN COUNTY, FLA., LDR, Article 4, Division 21).
- P**
17. **PLAT CHECKLIST CERTIFICATION:** Martin County Plat Checklist Certification signed and sealed by a licensed Florida professional land surveyor.
- S**
- [Plat Checklist Certification](#)

REQUIRED PLANS

18. **APPROVED SITE PLAN:** If under review, provide current set of site plans that match the most recent set being reviewed by Staff.
- P**
19. **APPROVED PLAT (REPLAT ONLY):** Most recent approved plat prepared in accordance with the criteria found in the Plat Review Checklist and exhibits.
- P**
20. **PLAT/REPLAT:** Prepared in accordance with the criteria found in Article 4, Division 21 and Chapter 177, Part 1, Florida Statutes [MARTIN COUNTY, FLA., LDR].
- S**
21. **BOUNDARY SURVEY:** Boundary survey of the entire site including the legal description, parcel control number(s) and acreage, with a date of last field work within 180 days of the date of this application. The boundary survey must be an original, signed and sealed by a licensed Florida Professional Surveyor and Mapper and must reference the current title commitment, list all easements and encumbrances of record, and show all those easements and encumbrances that affect the property and are plottable.
- S**

NOTE TO APPLICANT and/or AGENT:

PROJECT NOTICE SIGN: Following the completeness review, not more than ten days after a development application has been determined to be complete, the development property must be posted with a notice sign. The applicant shall submit a certified statement of installation and photos to the project coordinator [MARTIN COUNTY, FLA., LDR, Article 10, Section 10.6]

RESOURCES: [Martin County Development Review Webpage](#)



Martin County, Florida
 Growth Management Department
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Plat

Name or Title of Proposed Project: The Preserve at Loblolly North PUD

Brief Project Description:

See project narrative.

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** May 26, 2022

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

34-38-42-000-034-00000-0

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Loblolly North LLC

Company Representative: Mike Reilly, General Manager

Address: 7407 SE Hill Terrace

City: Hobe Sound, **State:** FL **Zip:** 33455

Phone: 772-545-2574 **Email:** mreilly@loblollyinfo.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): PDG Realty, Inc.
Company Representative: David R. Giunta, President
Address: 1650 SW Prosperity Way
City: Palm City, State: FL Zip: 34990
Phone: (772) 285-4419 Email: davidgiunta@comcast.net

Agent (Name or Company): Lucido & Associates
Company Representative: Morris Crady
Address: 701 SE Ocean Blvd
City: Stuart, State: FL Zip: 34994
Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Land Planner (Name or Company): Same as Agent
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as Agent
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Surveyor (Name or Company): NorthStar Geomatics
Company Representative: Frank Veldhuis, PSM
Address: 930 SE Central Pkwy
City: Stuart, State: FL Zip: 34994
Phone: 772-781-6400 Email: frankv@nsgeo.com

Civil Engineer (Name or Company): LaConte Engineering
Company Representative: Bill Orazi / Pat LaConte
Address: 2440 SE Federal Hwy, Suite W
City: Stuart, State: FL Zip: 34994
Phone: 772-370-5871 Email: worazi@laconteengineering.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Architect (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Attorney (Name or Company): Jane L. Cornett
Company Representative: Becker and Poliakoff
Address: Royal Pines Financial Center, 759 SW Federal Hwy.
City: Stuart, State: FL Zip: 34994
Phone: 772-403-8955 Email: jcornett@beckerlawyers.com

Environmental Planner (Name or Company): _____
Company Representative: _____
Address: _____
City: Stuart, State: _____ Zip: 34996
Phone: _____ Email: _____

Other Professional (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

[Handwritten Signature]
Applicant Signature

10/2/2024
Date

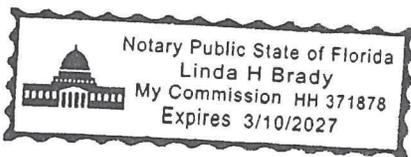
Morris A. Crady
Printed Name

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 2 day of October, 2024, by Morris A. Crady, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida
Linda H. Brady
(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996
 772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project The Preserve at Loblolly North Plat is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

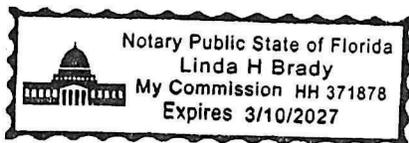
M. Crady
 Applicant Signature

10/2/2024
 Date

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 2 day of October, 2024 by Morris A. Crady, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Linda H. Brady

(Printed, Typed or Stamped Name of Notary Public)



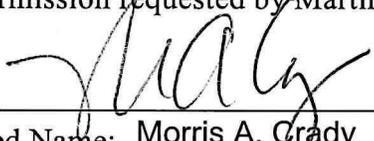
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Morris A. Crady of Lucido & Associates, am the copyright owner of the following materials: Lucido & Associates materials included in The Preserve at Loblollu North Plat ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

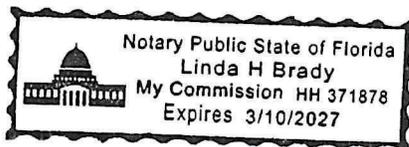
I warrant that I have the authority to grant the permission requested by Martin County.


 Printed Name: Morris A. Crady

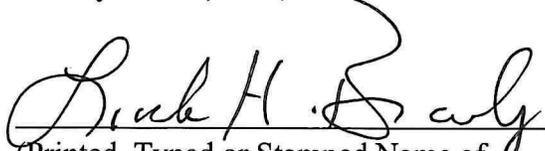
STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 2 day of October, 2024 by Morris A. Crady, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


 (Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
 2401 SE Monterey Road, Stuart, FL 34996
 772-288-5495 www.martin.fl.us

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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Nicole Veldhuis of NorthStar Geomatics, Inc., am the copyright owner of the following materials: NorthStar Geomatics, Inc. materials included in The Preserve at Loblolly North Plat application (“Copyright Materials”). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

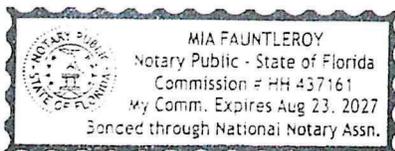
I warrant that I have the authority to grant the permission requested by Martin County.

Nicole Veldhuis
 Printed Name: Nicole Veldhuis

STATE OF FLORIDA
 COUNTY OF MARTIN MF
St Lucie

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 27 day of September, 2021, by Nicole Veldhuis, who is personally known to me, or produced the following type of identification Driver license.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Mia Fauntleroy
 (Printed, Typed or Stamped Name of Notary Public)
Mia Fauntleroy



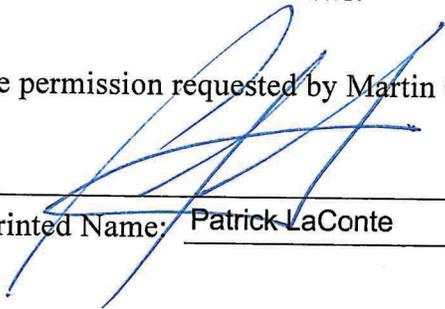
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Patrick LaConte of LaConte Engineering, am the copyright owner of the following materials: LaConte Engineering materials included in The Preserve at Loblolly North Plat application (“Copyright Materials”). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

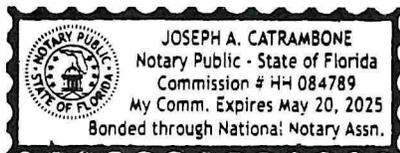
I warrant that I have the authority to grant the permission requested by Martin County.

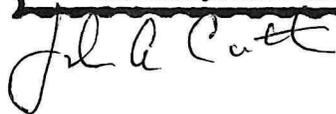

 Printed Name: Patrick LaConte

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 3rd day of OCTOBER, 2024, by PATRICK LA-CONTE, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL





Notary Public, State of Florida

JOSEPH A. CATRAMBONE
 (Printed, Typed or Stamped Name of Notary Public)



PROJECT NARRATIVE

The Preserve at Loblolly North Plat Application September 27, 2024

Background and Property Description

The 51-acre subject property was acquired in December 2022 as part of a land swap with the Florida Inland Navigation District (FIND) that included a future land use amendment to Estate Density Residential (with a RE-1/2A zoning district), which was unanimously approved by the Board of County Commissioners on October 18, 2022.

The property is located immediately north of the Loblolly Bay residential community, between SE Gomez Avenue and the Intracoastal Waterway in Hobe Sound. The majority of the upland property, which consists of approximately 16 acres along Gomez Avenue, was previously cleared by FIND in preparation for a spoil site before the land swap took place. The balance of the site is composed primarily of forested wetlands that extend east to the Intracoastal Waterway.

Proposed Rezoning to Planned Unit Development (PUD)

By way of the pending rezoning from RE-1/2A to PUD, Loblolly North LLC in cooperation with Loblolly Bay, is proposing to construct 13 single family lots within the area that was previously impacted by FIND. The PUD rezoning is necessary to reduce the minimum lot size from 21,780 sf to 12,000 sf and create building setbacks specific to the desired single-family product type.

Based on the estimated uplands and wetlands and assuming $\frac{1}{2}$ density transfer from the wetlands, the theoretical maximum number of units that could be built on the property is approximately 65 units or 1.2 units per acre. The proposed 13 lots equate to a proposed density of 0.25 units per acre.

Master-Final Site Plan

As shown on the pending master-final site plan enclosed, primary access to the new private road that will service the new lots is proposed through SE Loblolly Bay Drive, which is a private road in Loblolly Bay. An emergency access provision is proposed on SE Gomez Avenue that will also accommodate “exit-only” by weight-activated sensors or remote control.

The proposed new road aligns with SE Lake Shore Drive to create a safe intersection at SE Loblolly Bay Drive.

The proposed site plan takes advantage of areas that were previously cleared and impacted by FIND. All of the remaining native upland and wetland habitat including wetland buffers will be preserved and/or restored as part the Preserve Area Management Plan. Other features of the site plan include the restoration and creation of wetlands and wetland buffers, and a common area tract on the proposed lake that could accommodate passive recreation and a base area for a walking trail around the lake. The road

has been designed with parallel parking areas that can be used for guest parking, deliveries, and landscape maintenance vehicles.

Water and sewer service is available through South Martin Regional Utilities.

Plat Application

The proposed plat is consistent with the pending PUD Agreement and the pending master-final site plan that is scheduled for County Commission consideration in November or December. The owner's intent is to start construction of the site infrastructure while the plat is under review and record the plat prior to the conveyance of lots.

Loblolly North LLC
7407 SE Hill Terrace
Hobe Sound, Florida 33455

September 23, 2024

Paul Schilling; Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart; FL 34996

Re: Loblolly North PUD

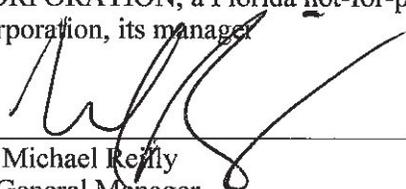
Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence form authorization for Lucido & Associates to represent Loblolly North LLC during the governmental review process of the Plat application.

Sincerely;

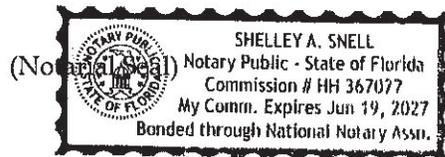
LOBLOLLY NORTH LLC,
a Florida limited liability company

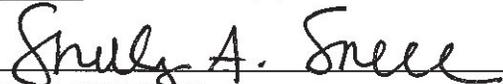
By: LOBLOLLY COMMUNITY SERVICE
CORPORATION, a Florida not-for-profit
corporation, its manager

By: 
Name: Michael Reilly
Title: General Manager

STATE OF FL
COUNTY OF MARTIN

The foregoing was acknowledged before me by physical presence or online notarization this 25 day of September 2024; by Michael Reilly, General Manager of Loblolly Community Service Corporation, a Florida not-for-profit corporation, Manager of Loblolly North LLC, a Florida limited liability company, who is personally known to me or has produced Michael Reilly as identification.




NOTARY PUBLIC
My Commission Expires: June 19, 2027



Recorded in Martin County, FL 12/29/2022 11:30 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$2,431.80
 CFN#2995499 BK 3352 PG 1027 PAGE 1 of 2

Prepared by and return to:
 Jane L. Cornett, Esq.

Becker & Poliakoff, P.A.
 759 SW Federal Highway Suite 213
 Stuart, FL 34994
 772-286-2990
 File Number: FINDLoblolly

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 27th day of December, 2022 between Florida Inland Navigation District, a special taxing district authorized under Florida law whose post office address is 1314 Marcinski Road, Jupiter, FL 33477 of the County of Palm Beach, State of Florida, grantor*, and Loblolly North LLC, a Florida limited liability company whose post office address is 7407 SE Hill Terrace, Hobe Sound, FL 33455 of the County of Martin, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

Lots 34 and 35, Gomez Grant, West of the Indian River, according to the map or plat thereof as recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida, less and except the North 265.99 feet thereof, measured perpendicular to the North lot line of said Lot 35.

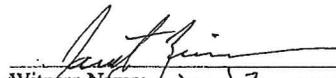
Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

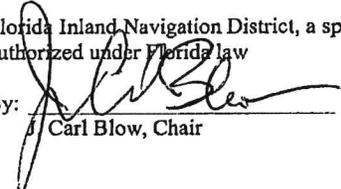
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: Janet Zimmerman

 Witness Name: Glenn Scambler

Florida Inland Navigation District, a special taxing district
 authorized under Florida law

By: 
 Carl Blow, Chair

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of December, 2022 by J. Carl Blow, as Chair of Florida Inland Navigation District, a special taxing district authorized under Florida law. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



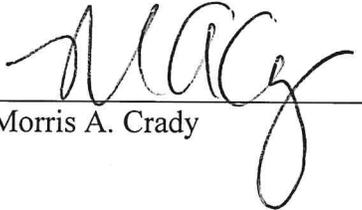
Caroline Cahur
Notary Public

Printed Name: Caroline Cahur

My Commission Expires: 11/12/2024

To the best of my knowledge and belief, there has been no transfer of the subject property since the Warranty Deed for Loblolly North LLC was recorded in the Martin County Public Records.

DATED THIS 2 DAY OF October, 2024.

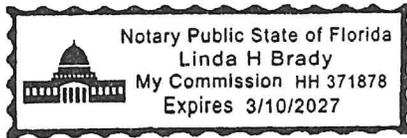

Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2 DAY OF October, 2024 BY Morris A. Crady, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.


NOTARY PUBLIC

MY COMMISSION EXPIRES:



THE PRESERVE AT LOBLOLLY NORTH PUD

LEGAL DESCRIPTION

EXHIBIT A

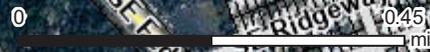
LOTS THIRTY-FOUR (34) AND THIRTY-FIVE (35), ACCORDING TO THE PLAT OF "GOMEZ GRANT AND JUPITER ISLAND" AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 265.99 FEET OF LOT 35. CONTAINING 51.33 ACRES, MORE OR LESS.

PARCEL CONTROL NUMBER: 34-38-42-000-034-00000-0

Martin County, FL

Subject Property



Date: 3/22/2023
This Geographic Information System (GIS) 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
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