

Application Materials
CPA 19-18
Tradewinds Hobe Sound

TRADEWINDS at HOBE SOUND

LAND USE APPLICATION

TABLE OF CONTENTS

Page 1. APPLICATION MATERIALS CHECKLIST

Page 2 through Page 4: APPLICATION

Page 5 through Page 8: Name and Address of the current property owner(s) and documents of Authority to act on behalf of the owner.

Page 9 through Page 19: Certificate of opinion by an attorney/title company regarding property ownership.

Page 20 through Page 22: Financial Disclosure Affidavit

Page 23: Legal descriptions and parcel control numbers for each parcel proposed
To be amended.

Page 24: Acreage of subject parcel or parcels per land use type.

Page 24 a: FUTURE LAND USE MAP

Page 25: A detailed location map.

Page 26 through Page 29: A Soils Survey Map sheet with the subject property outlined in red.

Page 30 through Page 32: A current Flood Insurance Rate map with the subject property outlined in red.

Page 33 through Page 35 (INC 35a and 35 b): Justification statement for the proposed amendment that cites how the amendment is consistent with the Goals, Objectives and Policies of the CGMP.

Page 36 through Page 47: Traffic study, demonstrating the effects of the proposed amendment on the Minimum Levels of Service.

Page 48through Page 50: School Impact Worksheet

Page 51 through Page 52: Water and Sewer Availability Worksheet.

Page 53 through Page 54: Survey file in CAD format, in correct coordinate system, that is compatible with the County's GIS system.

Page 55 through Page 56: Draft notification letter.

APPLICATION MATERIALS CHECKLIST

Plan Amendment # _____ (Staff use only)

This application materials checklist is provided for the applicant's use. The checklist will be used by staff to determine the completeness of the application. If there are incomplete items, a notification will be sent to the applicant with a request to provide the missing materials.

- 1. Application.
- 2. Name and address of the current property owner and documents of authority to act on behalf of the owner.
- 3. Certificate of opinion by an attorney/title company regarding current property ownership.
- 4. Financial Disclosure Affidavit.
- 5. Legal descriptions and parcel control numbers for each parcel proposed to be amended. If the request is for more than one land use designation, the legal description must be formatted to identify each designated land use separately.
- 6. Acreage of subject parcel or parcels per land use type.
- 7. A detailed location map.
- 8. A Soils Survey Map sheet with the subject property outlined in red. Soil Survey map sheets can be obtained from the Soil and Water Conservation Service by calling (772) 221-1303.
- 9. A current Flood Insurance Rate map with the subject property outlined in red. The Flood Insurance Rate Map sheets are available on the County's Web Site. Search for FEMA Flood Insurance Rate Maps.
- 10. Proposed text amendment, if applicable.
- 11. Justification statement for the proposed amendment that cites how the amendment is consistent with the Goals, Objectives and Policies of the CGMP.
- 12. Traffic study, demonstrating the effects of the proposed amendment on the minimum Levels of Service.
- 13. School Impact Worksheet.
- 14. Water & Sewer Availability Worksheet.
- 15. Survey file in CAD format, in the correct coordinate system, that is compatible with the County's GIS system.
- 16. Other relevant data as appropriate.

The following must be provided concurrent with the draft notification letter for staff review prior to the first public hearing.

- 17. Certified list of surrounding property owners.

Reviewed By: _____ (Staff use only)
Growth Management Dept.: (772) 288-5495



2

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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Future Land Use Application with Concurrent Zoning Application

Name or Title of Project:

Tradewinds at Hobe Sound

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

Located approximately two Miles north of Bridge Rd. on the east side SE Fed. Hwy. A "work force" mi

+

Parcel Control Number(s)

343842061000000310

343842000103000209

343842061000000203

Project within a CRA? YES/NO

Which One? Select CRA

13.3 Acres

Size of Project (Acres): _____

Current Future Land Use Designation: 7.8 Acres=MedDensity, 1.92 Acres=COR, 3.89 Acres= LC

Current Zoning Designation: 7.8 = RM-6 (RES 04-10.14), 1.92 = COR2 (RES 04-10.15, 3.89 = LC

Proposed Future Land Use Designation: High Density Residential for all three parcels

Proposed Zoning Designation: RM-10

Text Amendment

Proposed Elements to Amend:

B. APPLICANT INFORMATION**Property Owner:** Laurel Lane Holdings, LLC and Hobe Sound Jupiter Island Properties, LLC

Company Representative: Michael Dooley

Address: P.O. Box 1166

City: Hobe Sound , State: FL Zip: 33475

Phone: 772-546-7355 Email: hslndooley@gmail.com

Agent: Same as above

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser: Same as B. Property Owner, under contract for 3.89 Acres*

Company Representative: * See contract attached to application

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner: McCarty and Associates Land Planning and Design

Company Representative: Mike McCarty

Address: 73 SW Flagler Ave.

City: Stuart , State: FL Zip: 34994

Phone: 772-341-9322 Email: mike@mccartylandplanning.com

Traffic Engineer: MilCor Group

Company Representative: Melissa Corbett

Address: 10975 SE Fed. Hwy.,

City: Hobe Sound , State: FL Zip: 33455

Phone: 772-223-8850 Email: melissac@themilcorgroup.com

Attorney: McCarthy Summers, PA

Company Representative: Terry McCarthy

Address: 2400 SE Federal Hwy., Fourth Floor

City: Stuart , State: FL Zip: 34994

Phone: 772-286-1700 Email: tpm@mccarthysummers.com

Other Professional: MilCor Group

Company Representative: Melissa Corbett

Address: 10975 SE Fed. Hwy.,

City: Hobe Sound , State: FL Zip: 33455

Phone: 772-223-8850 Email: melissac@themilcorgroup.com

C. 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.



Applicant Signature

3/14/19

Date

MICHAEL A. DOOLEY
Printed Name

NOTARY ACKNOWLEDGMENT

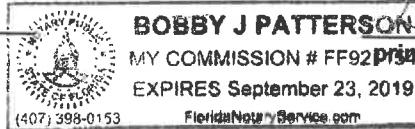
STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 14 day of
MARCH, 20 19, by MICHAEL A. DOOLEY.

He or She is personally known to me or has produced identification.



Notary Public Signature



STATE OF: FLORIDA at-large: _____

Applicant declares:

He/she understands that this application is submitted pursuant to Chapter I, Section 1-11 of the Martin County Comprehensive Growth Management Plan and Chapter 163, Part II (The Community Planning Act) of the Florida Statutes. The public record of this matter will consist of this application, the exhibits, documents or other materials prepared by the applicant and submitted to the Martin County Growth Management Department; information or materials the Martin County Growth Management Department may submit; public comment submitted through the Martin County Growth Management Department; and comments made at public hearings related to this application.

He/she understands the application must be submitted during the established submission period to: Martin County, Growth Management Department, 2401 SE Monterey Road, Stuart, FL 34996. Completeness of application is the responsibility of the applicant.

Applications not complete by the sufficiency due date will be returned to the applicant.

Applicant/Owner:



Signature of Applicant

MICHAEL A. DOOLEY

Printed Name

Applicant Agent:

Signature of Agent

Printed Name

Note: The above noted agent, or owner, if no agent is listed, address and phone number will be used by the County as the single contact for all correspondence and other communication.

March 27, 2019

NAMES and ADDRESSES of the Current Property Owners

To; Martin County Growth Management

From: Laurel Lane Holdings, LLC and Hobe sound Jupiter Island Properties, LLC.,

Agent: Michael A Dooley

Re: Tradewinds at Hobe Sound, Comprehensive Plan Amendment Application

Names and Addresses of Owners of the subject properties:

Laurel Lane Holdings, LLC

404 So. Beach Rd.

Hobe Sound, FL 33455

Contact: Mr. Robert Kaye

Hobe Sound Jupiter Island Properties, LLC.

P.O. Box 1166

Hobe Sound, FL 33475

Contact: Michael A Dooley

Alan Kornbluh, as Trustee

610 Valencia Ave., Apt. 503

Coral Gardens, FL, 33134

Contact: Alan Kornbluh

POWER OF ATTORNEY

This Power of Attorney is made on the 10th day of May, 2019,

KNOW ALL PERSONS BY THESE PRESENTS: that Laurel Lane Holdings, LLC, a limited liability company of the State of Florida (the "Company" or "LLH"), and Robert M. Kaye, the Sole Member, President, and General Manager of the Company ("Kaye"), both having an address of 404 S. Beach Road, Hobe Sound, Florida 33455, pursuant to and by authority of the Company and Kaye herein set forth, do hereby **DESIGNATE, CONSTITUTE AND APPOINT**

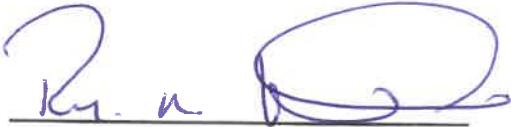
MICHAEL DOOLEY,
having a mailing address of P.O. Box 1166, Hobe Sound, Florida 33475,

as the true and lawful **Attorney-in-Fact** of and for the Company and Kaye for the purpose of signing, filing, prosecuting, managing and conducting any and all local and/or Martin County applications for and relating to the rezoning of the hereinafter described Property, and/or any other applications pertaining to land use, variance, and other development approvals or entitlements associated with the Property. The Property covered and governed by this Power of Attorney encompasses **ANY** and **ALL** real property owned by the Company, including, but necessarily limited to, the real property described and identified on **Exhibit A** attached hereto and made a part hereof.

The **Attorney-in-Fact** named herein is fully empowered and authorized to act on the behalf of the Company and Kaye in connection with the foregoing and to take all actions and to do all things that may be necessary, desirable, and/or convenient in the name, place, and stead of the Company and/or Kaye and all such actions and/or undertakings shall be fully binding upon the Company and Kaye to the same extent as if taken and performed by Company and/or the Company's sole member, president, and general manager, Robert M. Kaye.

The Company and Kaye give to **Michael Dooley** all the power and authority that they may legally give to their **Attorney-in-Fact**. The Company and Kaye retain the right to revoke this Power of Attorney or to appoint a new Agent(s) in your place. You may, at any time, resign or rescind your designation and appointment as the Company's and Kaye's **Attorney-in-Fact**; thereby effectively revoking this Power of Attorney as same applies to You. You may also appoint a new Agent(s) to take your place. The Company hereby approves and confirms all actions that You, or your substitute, may lawfully do or cause to be done on behalf of the Company or Kaye.

IN WITNESS WHEREOF, this Power of Attorney has been executed on behalf of the Company by its sole member, its duly authorized president and its general manager, as well as having been signed by Robert M. Kaye, individually, as of the 10th day of May, 2016.


, Witness

LAUREL LANE HOLDINGS, LLC, Principal

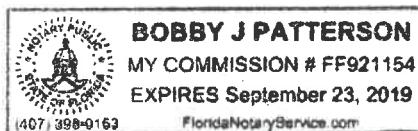

ROBERT M. KAYE, Sole Member, President
And General Manager


, Witness


ROBERT M. KAYE, Individually

STATE OF FLORIDA, COUNTY OF : SS.

BE IT REMEMBERED that on this 10th day of MAY, 2019, before me, the subscriber, a notary public of the State of New Jersey, personally appeared ROBERT M. KAYE, and he acknowledged, under oath, to my satisfaction, that: (a) he is the sole member, president, and general manager of Laurel Lane Holdings, LLC, the Company named in the foregoing Power of Attorney; and (b) he signed, sealed, and delivered this Power of Attorney on behalf of the Company, as well as on his own behalf, and as the Company's and his voluntary act and deed for the purposes therein expressed.




[A Notary Public of the State of New Jersey]

ACCEPTANCE OF POWER OF ATTORNEY

The undersigned, MICHAEL DOOLEY, the person designated and appointed as Attorney-in-Fact in the foregoing Power of Attorney, hereby accepts the appointment and the powers granted as of the date and year first above written.


MICHAEL DOOLEY

EXHIBIT A

Parcel 1:

Legal Description: The south $\frac{1}{2}$ of Lot 103 (Less South 210' of WEast 420') Gomez Grant, West of the Indian River, According to the Plat thereof Filed September 3, 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 (Now Martin) County, Florida, Public Records. PCN: 34-38-42-000-103-0002.0-9000

Parcel 2:

Legal Description: South 217.74' of Lot 3 According to the Plat o 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. PCN: 34-38-42-061-000-00031-0

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Alan M. Kornbluh, Trustee ("Owner") is the owner of certain real property lying and being in, Martin County, Florida, more particularly described on Exhibit "A" attached hereto (the "Property").

WHEREAS, the Owner wishes to appoint the individual hereinafter named as their Attorney-In-Fact, for the purposes hereinafter set forth.

NOW, THEREFORE, the Owner hereby appoints Michael Dooley as its Attorney-In-Fact (the "Attorney"), to act, manage, conduct, do and perform any and all acts and deeds of whatsoever nature which shall or may be, in the reasonable judgment of the Attorney, perform any and all acts and deeds of whatsoever nature which shall or may be, in the reasonable judgment of the Attorney, proper and expedient in connection with the rezoning of the Property from LC to RM-10 (the "Land Use Application"). This Power of Attorney shall extend to and include, but not be limited to, the execution by the Attorney of all other acts necessary for this Land Use Application.

The Attorney shall have full power to accomplish the purposes of this Power of attorney as fully and effectually in all respects as the Owner could do if personally present. The Attorney shall not be required to post bond of any nature in connection with this Power of Attorney.

No action by the Owner subsequent to the making of this instrument shall be considered or treated as a revocation of the actions taken by the Attorney pursuant hereto. The exercise by the Attorney at any time, for from time to time, of any of the rights or powers hereunder shall not exhaust the capacity and power of the Attorney thereafter from time to time to exercise such rights and powers, or any of them, but such capacity and power shall continue at all times so long as this instrument shall be in effect.

The Owner hereby ratifies and confirms, and agrees at all times to ratify and confirm, all that the Attorney shall lawfully do or cause to be done in and about the Property by virtue of this instrument.

The address of the Attorney is: Michael Dooley, P.O. Box 1166, Hobe Sound, FL 34995.

This Limited Power of Attorney shall terminate upon the earlier of (a) ten (10) days after the approval or disapproval of the Land Use Application or (b) written notice from the Owner to the Attorney.

IN WITNESS WHEREOF, the parties hereto have signed and sealed these presents the 25th day of April, 2019.

Witnesses:

Mercedes Rodriguez

Mercedes Rodriguez

Printed Name of Witness

Juanita Lazo

Juliet Lazo

Printed Name of Witness

Alan M. Kornbluh

Alan M. Kornbluh, Trustee

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 25th day of April, 2019, Alan M. Kornbluh, Trustee. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of April, 2019.



ZOILA NAVARRO-PACHON
MY COMMISSION # FF 904174
EXPIRES: November 5, 2019
Bonded Thru Budget Notary Services

4/24/19
Notary Public
Printed Name: Zoila Navarro - Pachon
My Commission Expires: 11/15/19

EXHIBIT "A"**Legal Description**

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

9

Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

TO: Michael Dooley

RE: Owner Property Information Report

EFFECTIVE

DATE: April 8, 2019 @ 8:00am

Pursuant to your request, we have caused to be made a search of the indices of the public records of Martin County, Florida, relative to the following described lands. As of the effective date of this Report the apparent last record title holder(s) is/are:

Last Record Title Holder:

Laurel Lane Holdings LLC, a Florida Limited Liability Company as to a 50% interest and Hobe Sound Jupiter Island Properties LLC, a Florida Limited Liability Company as to a 50% interest

Documents of Record (copies attached):

Warranty Deed recorded in O.R. Book 3038, Page 2977

Legal Description:

See Exhibit "A" attached hereto & made a part hereof.

This report does not reflect title defects or other matters that would be shown by title insurance. This report does not reflect those instruments, if any, which may have been recorded prior to the recording date of the deed, or subsequent to the effective date referenced above, which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the lands under search.

Sincerely,

Karen Rae Hyche

Karen Rae Hyche
President



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptotitle@bellsouth.net

OWNER PROPERTY INFORMATION REPORT

SEARCH NO. P19-11,453/KRH

THE ATTACHED REPORT IS ISSUED TO MICHAEL DOOLEY. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND MAXIMUM LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT AND IS FURTHER LIMITED TO THE PERSON EXPRESSLY IDENTIFIED BY NAME IN THE REPORT AS THE RECIPIENT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include restrictions, easements, reservations, notices, conditions or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency, or other documents not listed above.

This Report is not title insurance and does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Property Information Report and the documents attached hereto.

The land referred to herein is described as follows:

See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Avenue, Ste. A
Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche

P19-11,453/krh

EXHIBIT "A"

PARCEL 1:

South 1/2 of Lot 103 (less South 210 feet of East 420 feet) Gomez Grant, West of Indian River, according to the plat filed September 13, 1892, recorded in Plat Book A, Page 10, Public Records of Dade County, Florida, also filed March 25, 1910, recorded in Plat Book 1, Page 62, Public Records of Palm Beach (now Martin) County, Florida.

Less and except the Easterly 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.

PARCEL 2:

The Southerly 217.74 feet of Lot 3, SUBURBAN HOMES AND GROVES SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 58, Public Records of Martin County, Florida.



Recorded in Martin County, FL 1/30/2019 2:38 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00 Deed Tax: \$10,500.00
 CFN#2736559 BK 3038 PG 2977 PAGE 1 of 3

Prepared by and return to:
Lorraine M. Johnson
 Legal Assistant
Marc R. Gaylord, P.A.
 12000 SE Old Dixie Hwy.
 Hobe Sound, FL 33455
 772-545-7740
 File Number: 2018-340

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of January, 2019 between Raymond C. Green, Inc. a Massachusetts corporation, as Trustee of the Abaco Trust under agreement dated July 10, 2013 and Rodman Financial Corp, a Massachusetts corporation, as Trustee of the Abaco Trust under agreement dated July 10, 2013 whose post office address is 155 Federal Street, Ste 1300, Boston, MA 02110, grantor, and Laurel Lane Holdings LLC, a Florida Limited Liability Company as to a 50% interest and Hobe Sound Jupiter Island Properties LLC, a Florida Limited Liability Company as to a 50% interest whose post office address is 404 S Beach Rd, Hobe Sound, FL 33455, grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of EIGHTY 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:

PARCEL 1:

South 1/2 of Lot 100 (less South 210 feet of East 430 feet) Gomas Grant, West of Indian River, according to the Plat filed September 13, 1891, recorded in Plat Book A, Page 10, Public Records of Dade County, Florida, also filed March 25, 1910, recorded in Plat Book 1, Page 62, Public Records of Palm Beach (now Martin) County, Florida.
 Less and except the Easterly 50 feet thereto described in Deed recorded in O. R. Book 2036, Page 769 and Corrective Deed recorded in O. R. Book 2114, Page 409, Public Records of Martin County, Florida.

Parcel Identification Number: 34-38-42-000-000000

PARCEL 2:

The Southerly 217.74 feet of Lot 3, SUBURBAN HOMES AND GROVES SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 53, Public Records of Martin County, Florida.

Parcel Identification Number: 34-38-42-061-000-00031,00000

Subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and other matters of record

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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

DoubleTime®

CPN#2736559 BK 3038 PG 2978 PAGE 2 of 3

Signed, sealed and delivered in our presence:

Mark S. Whelan
Witness Name: Mark S. Whelan
Jeffrey Munoz
Witness Name: Jeffrey Munoz

State of Massachusetts
County of Suffolk

The foregoing instrument was sworn to and subscribed before me this 25th day of January, 2019 by Raymond C. Green, President of Raymond C. Green Inc, on behalf of the corporation, as trustee of the Abaco Trust w/d July 10, 2013. He is personally known or has produced a driver's license or identification.

[Notary Seal]

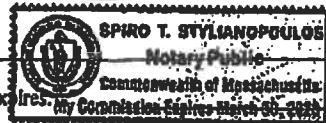
Raymond C. Green, Inc., as Trustee of the Abaco
Trust w/d July 10, 2013

By: *Raymond C. Green*
Raymond C. Green, President

Notary Public

Printed Name:

My Commission Expires: My Commission Expires: March 30, 2020

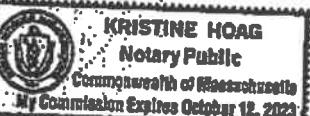


CRN#2736559 BK 3038 PG 2979 PAGE 3 of 3

Signed, sealed and delivered in our presence:

Witness Name: Kevin WongWitness Name: Marcos PerezraRodman Financial Corp., as Trustee of the
Abaco Trust w/d July 10, 2013By: Jeffrey S. Rodman, PresidentState of Massachusetts
County of SuffolkThe foregoing instrument was sworn to and subscribed before me this 16 day of January, 2019 by Jeffrey S. Rodman, President of Rodman Financial Corp, on behalf of the corporation, as trustee of the Abaco Trust w/d July 10, 2013. He [] is personally known or [X] has produced a driver's license as identification.

Notary Seal



Notary Public

Printed Name: Kristine HoagMy Commission Expires: October 12, 2023



736 colorado avenue, suite a, stuart, florida 34994 • phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

April 29, 2019

TO: Michael Dooley

RE: Ownership Search
Alan Kornbluh
File #P19-11,454/krh

=====

INVOICE

Ownership Search	\$150.00
------------------	----------

THANK YOU.

Please remit payment within 30 days to avoid a late fee of 10%.

Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptotitle@bellsouth.net

TO: Michael Dooley

RE: Owner Property Information Report

EFFECTIVE

DATE: April 8, 2019 @ 8:00am

Pursuant to your request, we have caused to be made a search of the indices of the public records of Martin County, Florida, relative to the following described lands. As of the effective date of this Report the apparent last record title holder(s) is/are:

Last Record Title Holder:

Alan Kornbluh, as Trustee

Documents of Record (copies attached):

Warranty Deed recorded in O.R. Book 488, Page 1679

Legal Description:

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.

This report does not reflect title defects or other matters that would be shown by title insurance. This report does not reflect those instruments, if any, which may have been recorded prior to the recording date of the deed, or subsequent to the effective date referenced above, which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the lands under search.

Sincerely,



Karen Rae Hyche
President

Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptotitle@bellsouth.net

OWNER PROPERTY INFORMATION REPORT

SEARCH NO. P19-11,454/KRH

THE ATTACHED REPORT IS ISSUED TO MICHAEL DOOLEY. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND MAXIMUM LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT AND IS FURTHER LIMITED TO THE PERSON EXPRESSLY IDENTIFIED BY NAME IN THE REPORT AS THE RECIPIENT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include restrictions, easements, reservations, notices, conditions or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency, or other documents not listed above.

This Report is not title insurance and does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Property Information Report and the documents attached hereto.

The land referred to herein is described as follows:

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.

PRESTIGE TITLE AGENCY, INC.
 736 Colorado Avenue, Ste. A
 Stuart FL 34994

By: Karen Rae Hyche
 Karen Rae Hyche

365854

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

McGRORY, CHAPPLER, BRANDT & GORE, P.A.
1040 Bayview Drive, Suite 200
PORT LAUDERDALE, FLORIDA 33303

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 1st day of January 1980, Between

of the County of Broward, State of Florida, grantor, and
ALAN KORNBLUH, as Trustee, grantee,

whose post office address is 1438 NE 105th Street, Miami Shores, Florida 33138

of the County of , State of , grantee.

Witnesseth, That said grantor, for and in consideration of the sum of -----

-----TEN AND NO/100-----

Dollars,

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

Martin County, Florida, to-wit:

All of Lot 2, SUBURBAN HOMES AND GROVES, according to the Plat thereof filed May 9, 1947 and recorded in Plat Book 2, Page 78, 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.

SUBJECT to taxes for the year 1979 and subsequent years.

SUBJECT to first Mortgage in favor of Forrest A. Capobianco and Linda J. Capobianco, his wife, recorded in O.R. C-361, P-1, U.C. in the Public Records of Martin County, Florida with an approximate unpaid principal balance of \$60,579.00.

SUBJECT to a Purchase Money Second Mortgage of even date in the amount of \$108,166.00.

THIS IS NOT HOMESTEAD PROPERTY.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claim 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 last above written
Signed, sealed and delivered in our presence:

Conrad Lestrane
Marilyn Lestrane

NYLE R. LESTRANE

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
Nile R. Lestrane

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that
he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of January, 1980.

My commission expires: 03/28/1989

My Commission Expires March 1, 1989
Notary Public

19

83 49:38

23 488 no:1680

DISCLOSURE OF INTEREST AFFIDAVIT

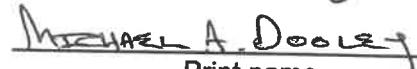
This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT



Signature

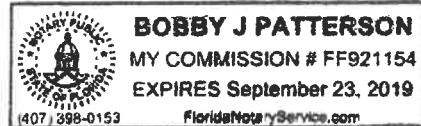


Print name

STATE OF: Florida

COUNTY OF: MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 14 day of MARCH 2019, by
MICHAEL A. DOOLEY, who is personally known to me or have produced
 as identification.



(Notary Seal)

Notary Public, State of Florida

Print Name: Bobby J. Patterson

My Commission Expires: 9/23/19



Signature

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in Exhibit "A" to this Affidavit is (are) as follows:

Name	Address
LAUREN LAKE HOLDINGS, LLC	404 S. BEACH RD. HOBE SOUND, FL 33455
HOBE SOUND JUPITER ISLAND PROPERTIES, LLC	P.O. BOX 1166 HOBE SOUND, FL 33475
ALAN KORNBLUH, AS TRUSTEE	610 VALENCIA AVE, APT 503 CORAL GARDENS, FL 33134

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
ROBERT KAYE	404 S BEACH RD. HOBE SOUND, FL 33455	50 %
MICHAEL DOOLEY	P.O. Box 1166 HOBE SOUND, FL 33475	50 %
FERRY DONOGHUE	P.O. Box 1166 HOBE SOUND, FL 33475	UNDETERMINED INTEREST
ALAN KORNBLUH AS TRUSTEE	610 VALENCIA AVE, APT 503 CORAL GARDENS, FL 33134	100 %

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
VALLEY NATIONAL BANK	301 S. LASOLAS Blvd, Suite 100 Ft. Lauderdale, FL 33301	MORTGAGEE

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

March 27, 2019

Proposed Development Name: Tradewinds at Hobe Sound

LEGAL DESCRIPTIONS and Parcel Control Numbers of Properties being

Submitted for Land Use Changes and Zoning Chnages

Parcel 1:

Legal Description: The south 1/2 of Lot 103 (Less South 210' of WEast 420') Gomez Grant, West of the Indian River, According to the Plat thereof Filed September 3, 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 (Now Martin) County, Florida, Public Records. PCN: 34-38-42-000-103-0002.0-9000

Parcel 2:

Legal Description: South 217.74' of Lot 3 According to the Plat o 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. PCN: 34-38-42-061-000-00031-0

Parcel 3:

Legal Description: Suburban Homes and Groves Lot 2 (Less s 600'). PCN: 34-38-42-061-000-00020-3

March 27, 2019

Proposed Development Name: Tradewinds at Hobe Sound

Acreage of Subject Parcels per Land Use Type

Parcel 1:

7.4 acres. Current Land Use Type: Medium Density, requesting to change to: High Density

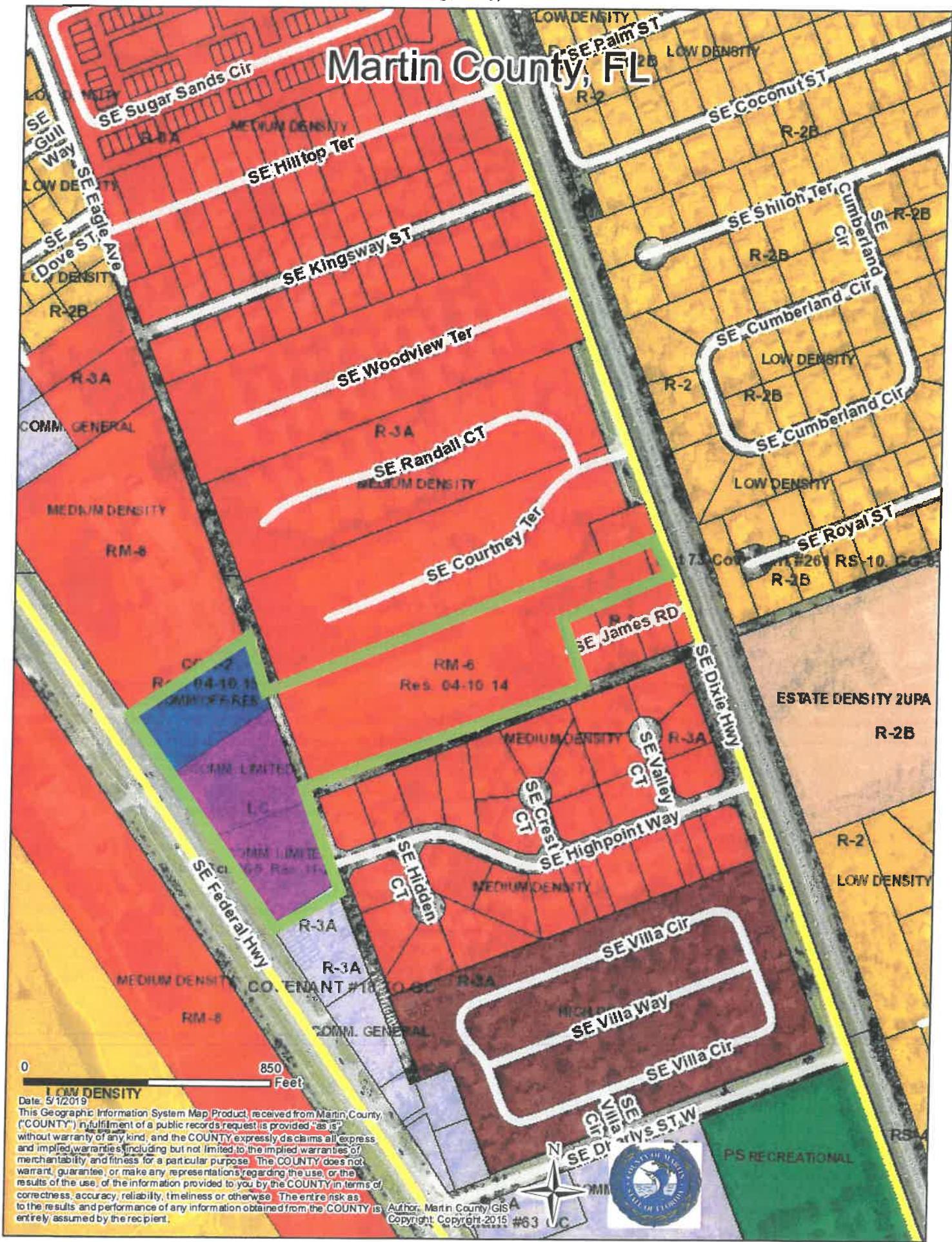
Parcel 2:

1.97 acres. Current Land Use Type: Comm-Off- Res. (COR), requesting to change to: High Density

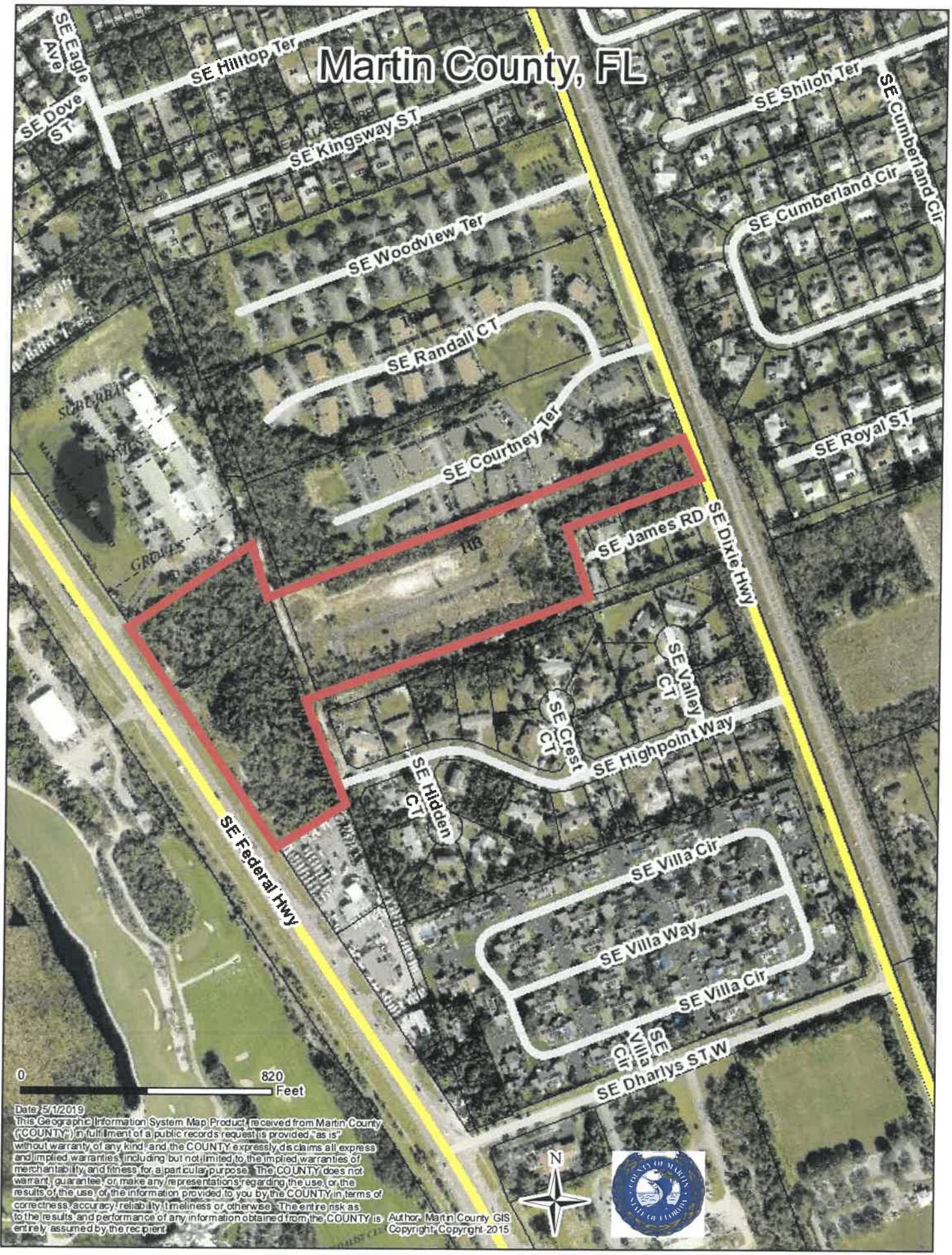
Parcel 3:

3.89 acres. Current land Use Type: LC (Limited Commercial) , requesting to change to High Density

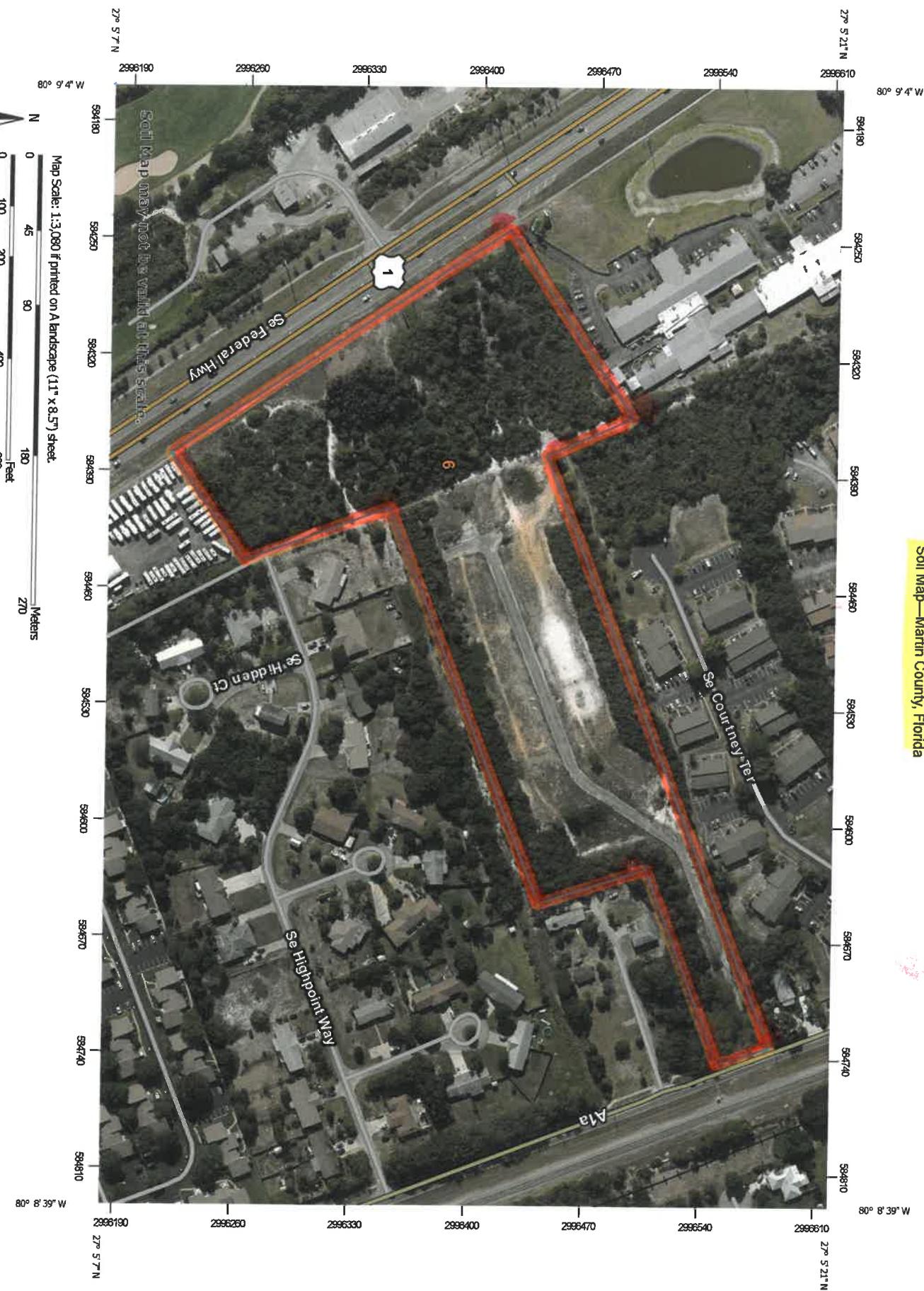
Martin County, FL



Martin County, FL



Soil Map—Martin County, Florida



Soil Map—Martin County, Florida

MAP LEGEND

Area of Interest (AOI)	Area of Interest (AOI)	Spill Area
		Stony Spot
		Very Stony Spot
		Wet Spot
		Other
		Special Line Features
Special Point Features	Blowout	Water Features
		Streams and Canals
Soils	Clay Spot	Transportation
		Rails
Soil Map Unit Lines	Closed Depression	Interstate Highways
		US Routes
Soil Map Unit Points	Gravel Pit	Major Roads
		Local Roads
Special Point Features	Landfill	Background
		Aerial Photography
Special Point Features	Lava Flow	
Special Point Features	Marsh or swamp	
Special Point Features	Mine or Quarry	
Special Point Features	Miscellaneous Water	
Special Point Features	Perennial Water	
Special Point Features	Rock Outcrop	
Special Point Features	Saline Spot	
Special Point Features	Sandy Spot	
Special Point Features	Severely Eroded Spot	
Special Point Features	Sinkhole	
Special Point Features	Slide or Slip	
Special Point Features	Sodic Spot	

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

MAP INFORMATION

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 17, Sep 17, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 14, 2015—May 8, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

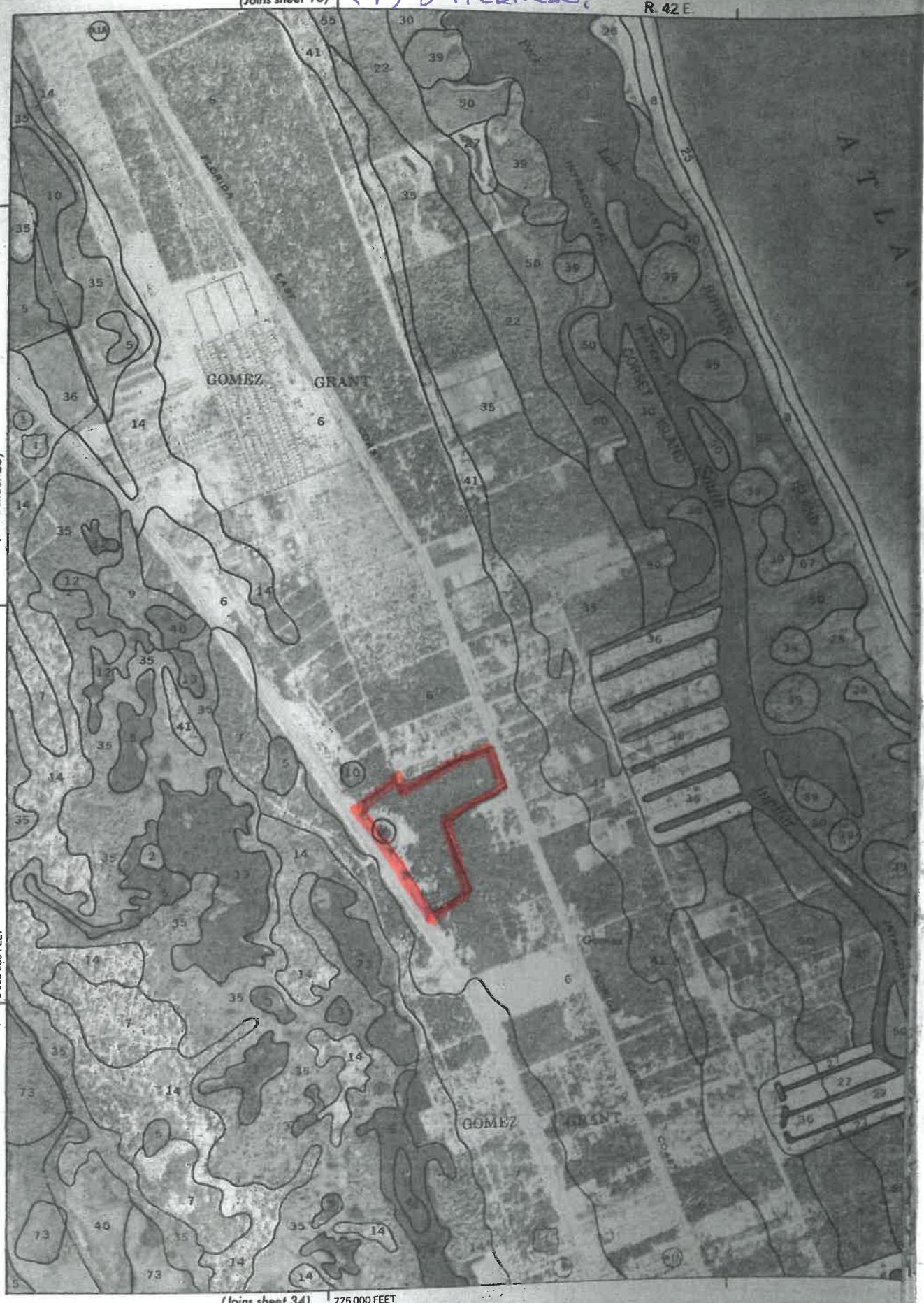
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Paola and St. Lucie sands, 0 to 8 percent slopes	13.7	100.0%
Totals for Area of Interest		13.7	100.0%

26

N

1 Mile
5000 Feet

(Joins sheet 25)

Scale 1:200000
0 1000 2000 3000 4000 5000
0 1000 2000 3000 4000 5000
0 1000000 FEET

Me
FEMA Flood Zones

Martin County Board of County Commissioners

Legend

- Elevation Certificates
- Flood Zones
- County
- Private
- FEMA Flood Zone LOMC

Road Names

- SE Federal Hwy
- SE Dike Hwy
- SE Highway 193
- SE Villa Way
- SE Villa Cir
- SE Hidden Ct
- SE Valley Ct
- SE Crest Ct
- SE Courtney Ter
- SE James Rd
- SE Randall Ct
- SE Woodview Trl

base_map

Parcel Polygons

Airport

2017_Imagery

- Red: Red
- Green: Green
- Blue: Blue

Roads

- EXP
- MAA; MAC; MIA; PKY
- MIC
- RES; RMP

Flood Zones

- A
- AE
- AH
- VE

Parcels

Parcel Polygons

County

Private

FEMA Flood Zone LOMC

Storm Surge Evacuation Zones

Martin County Board



March 27, 2019

To: Martin County Growth Management Dept
From: Michael A Dooley, Agent for Laurel Lane Holdings, LLC and
Hobe Sound Jupiter island Properties, LLC

Tradewinds at Hobe Sound: A “WORK FORCE RENTAL HOUSING COMMUNITY”

RE: Justification Statement, Tradewinds at Hobe Sound Land Use and Zoning Change

REQUEST: Change three parcels of land located in Hobe Sound from Medium Density, COR and LC to High Density with simultaneous application to change the zoning of all three parcels to RM-10.

Martin Counties Growth Management Plan has had long term Goals, Objectives and Policies that support this request.

The following Goals, Objectives and Policies are offered to support our position.

In Section 2.4 of OVER ALL GOALS, Definitions; Martin County the CGMP states in part...

“Affordable housing: Affordable housing is defined by housing programs of the federal government, the Florida Affordable Housing Act of 1986, the Florida Housing Finance Corporation and local housing agencies. Affordable housing is defined as housing for which monthly rents or mortgage payments, including taxes, insurance and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, Florida Statutes. For renter-occupied housing, this percentage would include monthly contract rent and utilities.

One of the five categories is: Workforce Housing.

Workforce housing: Housing that is affordable to persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.

Policy 6.1D 4 through 6.1D 7 Housing Programs establishes Martin County’s desire to undertake activities that will provide for very low, low and moderate income housing.

Specifically 6.1D7: states: Density bonus. Density bonuses may be awarded to affordable residential developments, as defined in [Chapter 2](#), Overall Goals and Definitions, on land designated as Medium and High Density Residential on the Future Land Use Map. Medium density residential sites may be approved for a maximum of 10 units per gross acre, and high density residential development may be approved for a maximum of 15 units per gross acre, assuming compliance with the criteria established in section 4.13A.7 of the Future Land Use Element (see Section 6.3. Future needs page 2)

Policy 6.1D.14. Access to affordable housing and community facilities. The County shall increase the availability of good quality affordable housing and community facilities. The County will accomplish this by partnering with affordable housing providers to reduce costs associated with water and wastewater systems, streets, sidewalks, bicycle paths, park and recreational facilities and other supportive neighborhood facilities, pedestrian paths and community space for rights-of-way for shade trees. The County shall make community improvements using funding sources as deemed appropriate and shall maintain such improvements in instances where County maintenance of such facilities is already occurring in the immediate vicinity.

Policy 6.1E.8. Assistance to housing providers. The County shall work with non-profit and for-profit housing developers through purchase and rental assistance, and development of single-family and multifamily housing produced with subsidies from County, state and federal funding sources and financial participation by others such as contractors, lenders, insurance companies, real estate brokers, architects and engineers.

Section 6.3. Future Needs (d.)

The County allows increased density for the development of affordable housing in the Medium Density and High Density Future Land Use designations. The affordable housing density bonus increases the maximum potential density from 8 units per acre to 10 units per acre in Medium Density Future Land Use and from 10 units per acre to 15 units per acre in High Density Future Land Use. The Future Land Use Element also allows the maximum permissible density, 15 dwelling units per acre, in mixed-use projects within the Community Redevelopment Areas' Mixed-Use Future Land Use Overlay.

Section 6.4. - Goal, Objectives and Policies

Policy 6.1B.1. Zone lands for housing. Martin County shall ensure that adequate residential land use designations are assigned and zoned at densities sufficient to meet the County's current and future housing needs within the Urban Service District.

The allocation of higher residential densities to sites (1) accessible to major urban thoroughfares or urban collector streets (2) sites adjacent to existing development with the same or higher density or less restrictive zoning district, (3) sites that can be adequately buffered from adjacent existing development of lesser intensity, and (4) sites that meet the density transitioning requirements of section 4.1F., of the CGMP.

Policy 6.1B.5. Buffering existing neighborhoods. Where intensity transition areas cannot be physically accommodated, the County shall investigate performance zoning concepts that provide a physical buffer or a combination of use separation and landscape planting. Buffering between land uses may take the form of:

Physical barriers, such as berms, hedges or other landscape cover; walls or fences aesthetically designed for screening purposes; or indigenous densely vegetated open space.

A transitional use between the incompatible uses providing for low intensity office development or live-work units separating retail commercial centers and residential developments.

High Density Residential development. The High Density Residential development designation is reserved for land near employment centers in the core of the Primary Urban Service District. The maximum density is 10 units per gross acre. However, sites shall be approved for a maximum of 15 units per gross acre, assuming compliance with all of the following criteria:

The development commits to providing affordable housing to eligible households as defined by [Chapter 2](#) Overall Goals and Definitions;

The site shares a common zoning district boundary with a Commercial or Industrial district or a Medium Density or High Density Residential area as reflected on the Zoning Atlas or FLUM:

The site is or can be served by a full complement of urban services including water and wastewater service from a regional public utility;

The applicant provides a significant open space buffer, natural landscape (including a landscaped berm where appropriate), plant material and/or an aesthetic wall or fence to effectively shield the residential use from any existing or potential adjacent nonresidential use or from any single-family use.

In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential development, maintain compatibility with it and provide equitable treatment of lands with similar characteristics. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

While our project meets the policies and goals as stated above, we believe it is important to go into more detail as to what we are requesting and offer our observations as to why this project “works”.

The applicant is requesting 189 units. Under straight zoning of RM-10 (assuming our zoning request is granted) and with a total acreage of 13.2 acres; the applicant is entitled to 132 units that would be offered to the public at market rate pricing. Any additional units allowed; which in this proposal would equate to 57 units would be restricted to the income limits as prescribed by the Florida Housing Finance Corporation guidelines which control the classification of “workforce housing”.

The applicant is aware and agrees that there will be a (30) thirty year restriction imposed by the County of Martin controlling the rental rates of those units defined as workforce housing units.

Other considerations that merit approval of this requests are:

We are requesting a Land Use change on all three parcels. The 7.4 Acre parcel (RM-6) currently allows for 6 units to the acre or 44 units. The 1.97 acre parcel (COR-2) allows for 10 units to the acre or 19 units. The 3.89 acre parcel (LC) allows for 20 units to the acre under the residential component of Hotel-Motel

use, or 77 units. The total amount of units for the 3 parcels = 140 units. Our request of 10 units to the acre would allow for 132 units; a decrease of density by 8 units under straight zoning.

Our Land Use of RM-10 requires 50% open space as opposed to the open space of 40% under COR-2 and 30% under LC. The net gain of open space is significant. We will be able to save and protect more of our native habitat and allow for more area for any and all environmental amenities that can be used in those areas for the benefit of those who live there. It should be noted that there is an approved PAMP recorded per the approved project known as Heron Cove. On site inspection by Martin County staff notes that the existing PAMP is in bad shape and that by creating a new site plan (Tradewinds at Hobe Sound) we will be able to abandon the old PAMP and create a new PAMP which will be far healthier and far more beneficial to the natural habitat that exist today.

1. By allowing our request we will be able to increase the amount of much needed work force housing. Our request will accommodate 57 work force rental units. Under the existing Land Use and zoning we would only be able to generate 30 additional units. See:

Policy 6.1D.7. *Density bonus.* Density bonuses may be awarded to affordable residential developments, as defined in [Chapter 2](#), Overall Goals and Definitions, on land designated as Medium and High *Density* Residential on the Future Land Use Map. Medium *density* residential sites may be approved for a maximum of 10 units per gross acre, and high *density* residential development may be approved for a maximum of 15 units per gross acre, assuming compliance with the criteria established in section 4.13A.7 of the Future Land Use Element.

Using the language above it appears that the 7.4 acre parcel (RM-6) may allow for 10 units to the acre or in our case 74 units as opposed to the 44 units under straight zoning or an increase of 30 units. Neither the COR -2 or the LC allows for density bonuses.

Allowing for our request generates almost 100% more available Workforce housing units than under the existing Land Uses and Zoning.

2. This project has definitive boundary lines to the east and west that allow for a clear break of “adjoining or neighboring” residential or other uses. The project is contiguous to US 1 to the west and to the east lies SE Dixie Hwy. and the Florida SEC Railroad. The project to the North (Mark Landing) is a rental community approximately 32 years old with a Medium Density Use and the property to the South, Hobe Pines is a Medium Density community that is over 38 years old. The property that abuts our project to the north and east of US 1 is a Nursing home that has been in existence since the 70’s. The property to the south of our site on the east side of US 1 is a vehicle service facility that sells recreational vehicles. This geographical location of these properties adhere to the FLUM language in part... “The site shares a common zoning district boundary with a Commercial or Industrial district or a Medium Density or High Density Residential area as reflected on the Zoning Atlas or FLUM”.
3. We have committed to construct a county approved road (Melaleuca Way) from SE Dixie Hwy. to Eagle Ave. and connect same to Highbourne Way. This improvement to the counties road system supports the counties long term planning of road connectivity. SE Eagle Ave. (AKA 3rd Ave.) has been a platted county R/W since 1947 (I believe).

4.

Page 5

The obvious: This project when completed has the potential of generating over \$630,000 dollars in ad- valorem tax revenue to Martin County and that number will increase over time.

In summary; Tradewinds at Hobe Sound is a “Work Force Rental Housing Community” that is sorely needed and highly desired by Martin County. Our goal is to generate as many “work force” rental units as possible conforming with all the necessary requirements per the CGMP and the LDR’s.

It is our opinion that this application meets all of the Goals, Objectives and Policies as stated in the CGMP.

Respectfully submitted,

Michael A Dooley

The
MilCor
Group
Inc.

Engineering
a Value-Driven
Sustainable
Environment

Traffic Impact Analysis

Tradewinds at Hobe Sound Development

Prepared for:
Laurel Lane Holdings, LLC
and
Hobe Sound Jupiter Island, LLC

For Review By:
Martin County

Office Location &
Mailing Address:

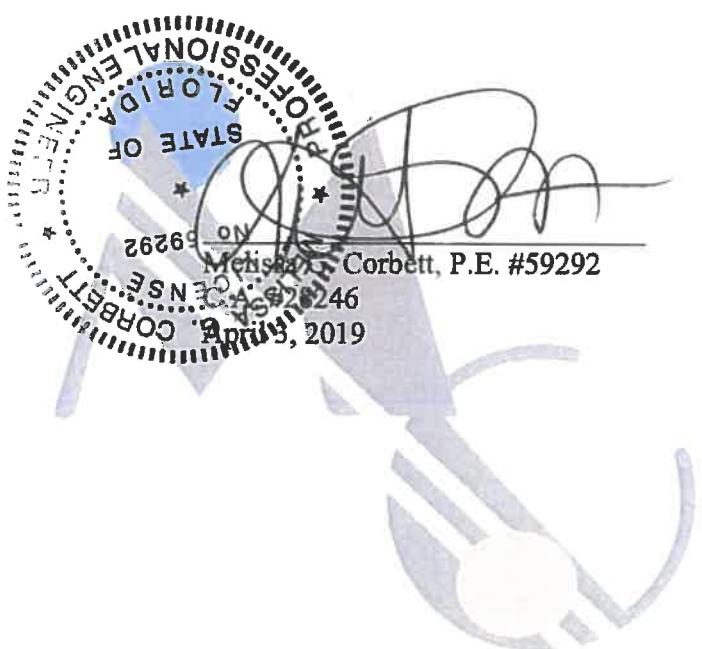
10975 SE
Federal Hwy
Hobe Sound
Florida
33455

Phone
772-223-8850
Fax
772-223-8851

Email
marketing@
themilcorgroup
com

Web
www.
themilcorgroup
com

April 2019



Trip Generation

Introduction:

The MilCor Group, Inc. has been retained to conduct a traffic analysis for the proposed land use and zoning amendment for the Tradewinds at Hobe Sound (fka Herron Cove) Development. It consists of three lots totaling 13.31-acre, located within Hobe Sound, Florida. The three lot parcel numbers for Parcel 1, 2, & 3 are 34-38-42-000-103-00020-9, 34-38-42-061-000-00031-0, & 34-38-42-061-000-00020-3 respectively, see table below for more detail. The purpose of this study is to determine the impact on the surrounding roadway system associated with a Comprehensive Growth Management Amendment of Future Land Use (FLU) and Zoning Changes. The proposed changes are as follows:

Parcel	PCN	Acres	Existing FLU	Proposed FLU	Existing Zoning	Proposed Zoning	Existing Max Density	Proposed Max Density
1	34-38-42-000-103-00020-9	7.48	Medium Density	High Density	RM-6	RM-10	6 units/acre—44 units	10 upa --74.8
2	34-38-42-061-000-00031-0	1.96	Comm Limited	High Density	COR-2	RM-10	40% max. bldg. cover—68,302 sf*	10 upa --19.6
3	34-38-42-061-000-00020-3	3.87	Comm Limited	High Density	LC	RM-10	50% max. bldg. cover--168,577 sf*	10 upa --38.7

* A maximum building height of 30' is allowed per this zoning use, therefore two-story buildings were used

Site Data:

The sites are located between US-1 (SR-5) and A1A Dixie Highway, between SE James Rd. and SE Courtney Terrace. Parcel 2 & 3 are located on the western portion of the site and border US-1, and parcel 1 is on the east side of the site bordered on the east by Dixie Highway as shown in Exhibit 1, location map. Access is to be provided to US-1 via a centralized full ingress/egress providing flow in both directions on US-1. A second access point will be provided to Dixie Highway via a right-in, right-out ingress/egress which will limit flow in from the north, and flow out to the south only. Currently, US-1 is a paved four-lane roadway with sidewalks and marked bike lanes provided on both sides of the road, and Dixie Highway is a two-lane paved roadway with a sidewalk on the west side, no paved shoulders, and no bike lanes provided. Existing Dixie Highway right-of-way (ROW) conditions limit the ability to modify the roadway.

Project Traffic:

Trip Generation:

The following analysis was created accounting for the “worst case” scenario as required by Martin County Public Works Department. The “worst case” existing use was compared with the “worst case” scenario that would be possible with the new Land Use and Zoning change. The existing is based on single-family residential, and medical-dental office building designations developed to maximum density. The proposed will consider a maximum buildout consisting of single-family residential. For the existing commercial properties, parcel 2 & 3, Medical Office designation has been considered as it produces the highest number of trips per square foot of all the commercial uses that would be available in the land use and zoning change. The values used were based on the maximum building coverage areas established in

the Martin County land development regulations. It also considers the maximum building heights, which results in the consideration of two-story buildings.

Daily, AM, and PM peak hour trip generation rates were calculated based on the ITE Trip Generation Manual, 10th Edition, (Exhibits 2, 3, & 4) for the following sections:

Existing:

Section 210: Single-Family Detached Housing

Section 720: Medical-Dental Office Building

Proposed:

Section 210: Single-Family Detached Housing

The PM Peak exiting the sites had the highest generation for the total by-right use resulting in a total of 596 trips/hour, and the proposed use found the highest generation in the PM peak hour entering the site with a total of 84 trips/hour on Martin County roadways. This results in a total of 512 fewer trips/hour for the proposed use. Please see Exhibit 4 for a full breakdown of trip generation comparisons between the existing and proposed uses.

Trip Distribution and Assignment:

A directional distribution for both the existing and proposed uses was developed based on a review of land use patterns and existing travel patterns, and existing peak hour directional volumes and growth rates, as provided in the Martin County 2018 Roadway Level of Service Inventory Report. Please see Exhibits 5 & 6 for comparison of the existing versus proposed effects on the adjacent roadways. As the intent is to change from commercial and residential, the overall trips generated decreases significantly. Please see Exhibits 5 & 6 for the full Peak Hour Directional Volume Distributions.

Conclusion:

When considering the very conservative Medical Office use the proposed Comprehensive Growth Management Amendment of Future Land Use (FLU) and Zoning Change would result in a significant decrease in general trips to the local roadways. This obviously will only affect any concurrency issues in a positive way. As demonstrated in exhibits 5 & 6, the two roadways of primary consideration are US-1 and Dixie highway, which are both significantly improved with the proposed zoning and land use changes. The by-right use would result in a 22.35% impact to the service capacity of US-1, while the proposed use only results in a 3.16% impact. Similarly, Dixie Highway would experience a 16.93% impact with the by-right usage, and only a 2.39% impact with the proposed land use and zoning changes.

Considering the conservative approach to the analysis, the improvements to capacity of the effected roadways, and the overall decrease to the trips generated, the proposed Future Land Use Map Amendment with concurrent Zoning Change should have a positive effect on the local roadways.

Future Traffic Conditions

As this application is for a Comprehensive Growth Management Amendment of Future Land Use (FLU) and Zoning Change, with no site plan approval, and the "worst case" trip generation analysis was considered, no future traffic conditions have been calculated. This does not negate any requirements for the site plan to meet County Level of Service requirements at the time of

approval. All concurrency shall be provided at the time that the site plan is submitted and the exact configuration and density request is known.

Scheduled Roadway Improvements:

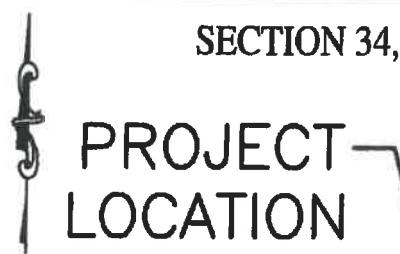
There are multiple scheduled improvements on various links on which the project has impact. The improvement projects can be referenced in the Martin county FY2019 Capital Improvement Plan, and are as follows:

Project Number	Category	Project Name	Description
397	Non-Concurrence	Gomez Micro Action Plan/Housing Development Partnership	Repair and update of infrastructure, including septic to sewer, drainage improvements, paving roads, sidewalks, intersection modifications to Pettway St. and CR A1A, traffic calming, and streetlights.
TBD	Non-Concurrence	Hobe Heights Pump Station Phase 1	Construction of a formal 30" pump station in the SE Craig Street Retention to discharge stormwater into the DOT Lateral Ditch 4 in the East Fork Creek Drainage basin.
101768	Non-Concurrence	Bridge Road Resurfacing & Bike Lanes (CR 711 to US 1)	Milling, resurfacing and widening for bike lanes approximately 8.6 miles along CR-708 SE Bridge Road (from CR-711 Pratt Whitney Rd to US-1 SE Federal Hwy) CR-708 SE Bridge Road is a two lane, county maintained, minor arterial roadway.

Attachments:

- Exhibit 1 – Location Map
- Exhibit 2A-2C – By-Right Traffic Projections
- Exhibit 3 – Proposed Traffic Projections
- Exhibit 4 – Current vs. Proposed Traffic Projections
- Exhibit 5 – Existing Peak Hour Directional Volume Distribution
- Exhibit 6 – Proposed Peak Hour Directional Volume Distribution





SECTION 34, TOWNSHIP 38 SOUTH, RANGE 42 EAST

PARCEL NUMBER

343842000103000209,
343842061000000203,
343842061000000310



811	VERTICAL DEMIN MNG 80	4-4-10
4-4-10	4-4-10	4-4-10
THE MILCOR GROUP, INC.		
CIVIL ENGINEERS 10575 NE FEDERAL HIGHWAY HOBE SOUND, FL 33442 PH: (772) 223-8888 FAX: (772) 223-8881 WWW.THEMILCORGROUP.COM CERTIFICATE OF AUTHORIZATION 2004		
LOCATION MAP	TRADEWINDS AT HOBE SOUND	HOBE SOUND, FLORIDA
EXHIBIT		
1		

Exhibit 2A
Traffic Projections
Tradewinds at Hobe Sound Parcel 1 (By Right)

Land Use:	Single-Family Detached Housing
ITE Code:	210
Trip Generation per Dwelling Unit	
X = Number of Residences =	44

Weekday Daily:	$\ln(T) = 0.92\ln(X) + 2.71$
	$\ln(T) = 6.19$
	$T = 489$ Total Trips

Weekday, Peak Hour Adj Street	$T = 0.71(X) + 4.80$
One Hour Between 7 and 9 am	$T = 36$ Total Trips
Directional Distribution: 25% Entering & 75% Exiting	
Entering: 9 Trips	
Exiting: 27 Trips	

Weekday, Peak Hour Adj Street	$\ln(T) = 0.96\ln(X) + 0.20$
One Hour Between 4 and 6 pm	$\ln(T) = 3.83$
	$T = 46$ Total Trips
Directional Distribution: 63% Entering & 37% Exiting	
Entering: 29 Trips	
Exiting: 17 Trips	

Exhibit 2B
Traffic Projections
Tradewinds at Hobe Sound Parcel 2 (By Right)

Land Use: **Medical-Dental Office Building**
 ITE Code: **720**
 Trip Generation per 1000 Sq Feet Gross Leaseable Area
 $X = \text{SF of Leaseable Area}/1000\text{SF} = 68$

Weekday Daily: $T = 38.42(X) - 87.62$
 $T = 2525 \text{ Total Trips}$

Weekday, Peak Hour Adj Street $\ln(T) = 0.89\ln(X) + 1.31$
One Hour Between 7 and 9 am $\ln(T) = 5.07$
 $T = 158 \text{ Total Trips}$
 Directional Distribution: 78% Entering & 22% Exiting
 Entering: 124 Trips
 Exiting: 35 Trips

Weekday, Peak Hour Adj Street $T = 3.39(X) + 2.02$
One Hour Between 4 and 6 pm $T = 233 \text{ Total Trips}$

Directional Distribution: 28% Entering & 72% Exiting
 Entering: 65 Trips
 Exiting: 167 Trips

Exhibit 2C
Traffic Projections
Tradewinds at Hobe Sound Parcel 3 (By Right)

Land Use: **Medical-Dental Office Building**
 ITE Code: **720**
 Trip Generation per 1000 Sq Feet Gross Leaseable Area
 X = SF of Leaseable Area/1000SF = **168**

Weekday Daily: $T = 38.42(X) - 87.62$
 $T = 6367$ Total Trips

Weekday, Peak Hour Adj Street $\ln(T) = 0.89\ln(X) + 1.31$
One Hour Between 7 and 9 am $\ln(T) = 5.87$
 $T = 354$ Total Trips
 Directional Distribution: 78% Entering & 22% Exiting
 Entering: **276** Trips
 Exiting: **78** Trips

Weekday, Peak Hour Adj Street $T = 3.39(X) + 2.02$
One Hour Between 4 and 6 pm $T = 572$ Total Trips

Directional Distribution: 28% Entering & 72% Exiting
 Entering: **160** Trips
 Exiting: **412** Trips

Exhibit 3
Traffic Projections
Tradewinds at Hobe Sound All Parcels (Proposed)

Land Use:	Single-Family Detached Housing
ITE Code:	210
Trip Generation per Dwelling Unit	133
X = Number of Residences =	133

Weekday Daily:	$\ln(T) = 0.92\ln(X) + 2.71$
	$\ln(T) = 7.21$
	$T = 1352$ Total Trips

Weekday, Peak Hour Adj Street	$T = 0.71(X) + 4.80$
One Hour Between 7 and 9 am	T = 99 Total Trips
Directional Distribution: 25% Entering & 75% Exiting	
	Entering: 25 Trips
	Exiting: 74 Trips

Weekday, Peak Hour Adj Street	$\ln(T) = 0.96\ln(X) + 0.20$
One Hour Between 4 and 6 pm	$\ln(T) = 4.89$
	$T = 134$ Total Trips
Directional Distribution: 63% Entering & 37% Exiting	
	Entering: 84 Trips
	Exiting: 49 Trips

Exhibit 4
Traffic Projections
By Right Vs. Proposed

Basis	Parcel 1 By-Right	Parcel 2 By Right	Parcel 3 By-Right	Total By-right Trips	Proposed Trips
Weekday Daily	489	2525	6367	9380	1352
Weekday AM Peak Hour - Enter	9	124	276	409	25
Weekday AM Peak Hour - Exit	27	35	78	140	74
Weekday PM Peak Hour - Enter	29	65	160	254	84
Weekday PM Peak Hour - Exit	17	167	412	596	49

Exhibit 5
Tradewinds at Hobe Sound (By Right)
Existing Peak Hour Directional Volume Distribution
Project Total Peak Hour Directional Volume = 596 Vehicle Trips

PM Peak Hour Directional Analysis						
Road	Link	Project		Volume	Service Capacity	Project Impact
		Lanes	% Assign			
CR-A1A (Dixie Hwy)	CR-708 to Osprey St.	2L	25%	149	880	16.93%
SR-5 (US-1)	CR-708 to Osprey St.	4L	75%	447	2000	22.35%

Exhibit 6
Tradewinds at Hobe Sound (Proposed)
Proposed Peak Hour Directional Volume Distribution
Project Total Peak Hour Directional Volume =
84 Vehicle Trips

PM Peak Hour Directional Analysis					
Road	Link	Project		Service Capacity	Project Impact
		Lanes	% Assign		
CR-A1A (Dixie Hwy)	CR-708 to Osprey St.	2L	25%	21	2.39%
SR 5 (US-1)	CR-708 to Osprey St.	4L	75%	63	3.16%



School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

Date: 4/18/19
Parcel ID#: 343842000103000209; 343842061000000310; 343842061000000201
Project Name: Tradewinds at Hobe Sound
Former Project Name: Heron Cove
Owner/Developer: Laurel Lane Holdings LLC, Hobe Sound Jupiter Island Properties LLC
Contact Name/Number: Michael A Dooley 772-204-4457
Total Project Acreage: 13.79
Year 1 of the Build-Out: 2021

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached											
Multi-family											
Apartment	165	83	82								
Townhouse	24	12	12								
Other											

Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

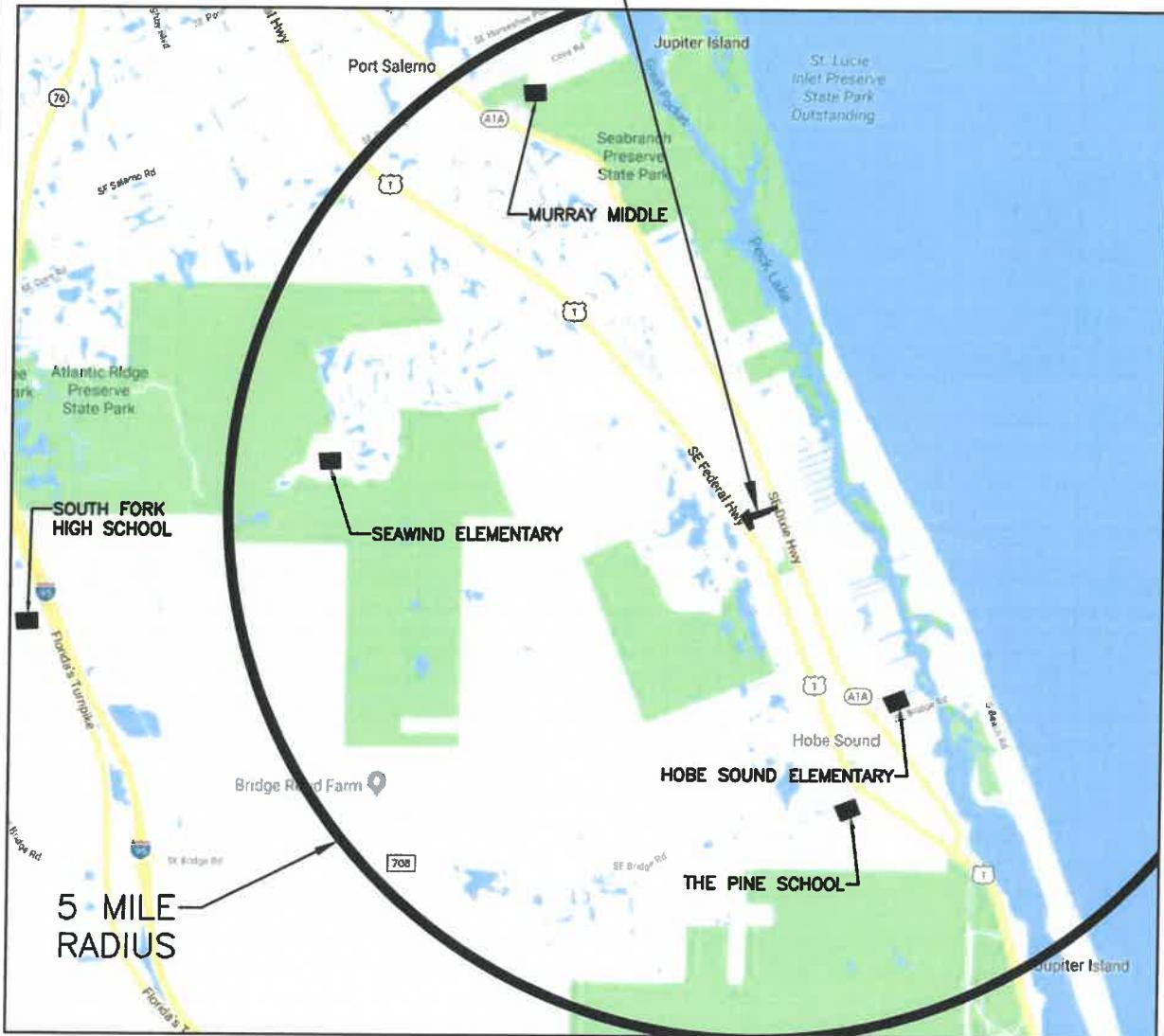
Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Rent Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached				
Multi-family				
Apartment	165	1206-1342	\$1,200-1,800/mo	NA
Townhouse	24	1741	\$2,200/mo	NA
Other				

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.

49

SECTION 34, TOWNSHIP 38 SOUTH, RANGE 42 EAST
PARCEL NUMBER
343842000103000209,
343842061000000203,
343842061000000310

PROJECT
LOCATION



811

CALL 811 BEFORE YOU	
DO	
811	
VERTICAL DATUM NAD 83	
DRIVING	A.S.
DRIVING	4-1-10
PROJECT	PILOT
ROAD	MARKING

THE MILCOR GROUP, INC.

CML ENGINEERS
10675 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33465
PH (772) 223-0880
FAX (772) 223-0881
WWW.MILCORGROUP.COM
CORPORATE OF AURORA GROUP
2014

SCHOOL LOCATION MAP

TRADEWINDS AT HOBE SOUND

EXHIBIT

1

Tradewinds at Hobe Sound

Two mile radius RE: Schools

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GECO

© 2018 Google

Untitled Photo Overlay

BRIDGE ROAD
JUPITER ISLAND

3 mi

N

SEE LETTER FROM SFRU PA. 52

WATER AND SEWER AVAILABILITY WORKSHEET

This worksheet is for use by local governments submitting comprehensive plan amendments to determine the availability of potable water resources to serve proposed development.

1. General Information

Date: _____

Contact name: _____ Phone: _____ E-Mail: _____

Local government: _____

Potable water supplier/source: _____

Wastewater Collection: _____

2. Infrastructure Information

Water treatment plant permit number: _____ Permitting agency: _____

Permitted capacity of the water treatment plant(s): _____ million gallons a day (mgd)

Are distribution lines available to serve the property? Yes _____ No _____

If not, indicate how and when the lines will be provided: _____

Are reuse distribution lines available to serve the property? Yes _____ No _____

If not, indicate if, how and when the lines will be provided: _____

Wastewater treatment plant permit number: _____ Permitting agency: _____

Permitted capacity of the wastewater treatment plants: _____ million gallons a day (mgd)

Are collection lines available to serve the property? Yes _____ No _____

If not, indicate how and when the lines will be provided: _____

3. SFWMD Consumptive Use Permit (CUP) Information

CUP number: _____ Expiration date: _____

Total CUP duration (years): _____

CUP allocation in last year of permit: _____

Current status of CUP: In compliance _____ Not in compliance _____

Allocations to other local governments: _____

Reserved capacity: _____

4. Consumptive Use Analysis

Designate mgd _____ or mgy _____

A. Current year CUP allocation: _____

B. Consumption in the previous calendar year: _____

C. Reserved capacity _____ or growth projection _____

D. Projected consumption by proposed comprehensive plan amendment areas _____



SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395

(772) 546-2511 • FAX (772) 546-3077

52
April 25, 2019

Ms. Melissa Corbett, P.E.
The MilCor Group, Inc.
10975 SE Federal Highway
Hobe Sound, FL 33455

RE: Tradewinds at Hobe Sound (Heron Cove)

Dear Ms. Corbett,

Thank you for completing the TJI/SMRU Developer Questionnaire for the above referenced project. South Martin Regional Utility (SMRU) is the regional utility for water and wastewater services for the proposed 189-unit multi-family residence project located at 9755 SE Federal Highway in Hobe Sound. Based upon the information provided to us, SMRU currently has adequate water capacity to serve this project; however, this letter is by no means a reservation of capacity.

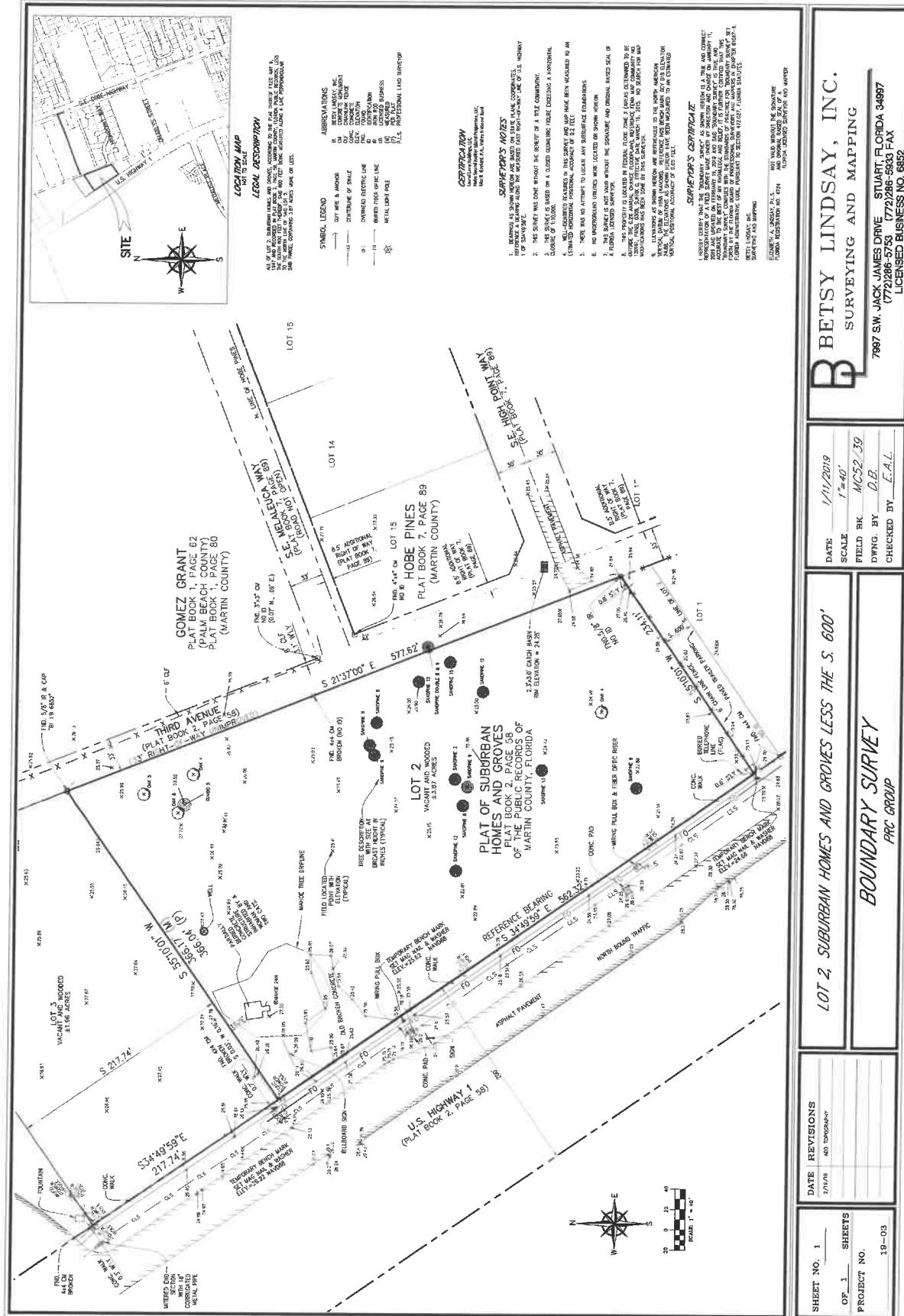
Our initial review indicates that off-site utility construction improvements, at the developer's expense, will be required to serve the project. Upon submission of final plans, the final off-site improvement details will be determined.

In order to provide an estimate of pre-reservation fees and utility upgrades, we require that you provide us with concurrency calculations, demonstrating the projected wastewater demands of the property. Should you have any further questions or require additional information, please contact SMRU at (772) 546-6259.

Sincerely,

Monica Shaner, P.E.
Assistant Utility Director

pc: Linda Race, Customer Service Manager
File



SHEET NO. 1		REVISIONS
DATE	1/16/79	ADS TOPOGRAPHY
OF 1	SHEETS	PROJECT NO.
		19-03

John Doe
XXXX SE Street, Hobe Sound, FL 33455
July 02, 2019

RE: Notice of public hearing regarding Application# ____ : an application submitted by

Laurel Lane Holdings, LLC and Hobe Sound Jupiter Island Properties, LLC
to change the Future Land Use and Zoning of a parcel of land.

Dear Property Owner:

As the owner of property within 1000 feet of the property shown on the attached location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: MEDIUM DENSITY TO: HIGH DENSITY

And to change the zoning designation:

FROM: RM-6 TO: RM-10

The date, time and place of the scheduled hearing is:

MEETING: Local Planning Agency
DATE: July 18, 2019
TIME: 7PM
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend the above-described hearing and will have an opportunity to speak.

Accessibility arrangements. 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 County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TDD device, please call 711 Florida Relay Services.

Record for appeals. If any person decides to appeal any decisions made with respect to any matter considered at the meetings or hearings of any board, committee, commission, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made,

56

which record should include the testimony and evidence upon which the appeal is to be based.

Comprehensive Planning Facts. The Future Land Use Map is adopted as part of the County's Comprehensive Growth Management Plan and is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed, as well as the maximum level of density or intensity allowed (such as the number of residential units per acre). The zoning regulations provide one or more zoning districts for implementing each Future Land Use designation. The zoning designation of a parcel of land determines, in more detail than the Future Land Use designation, what type and level of development may occur. A change to the Future Land Use Map requires three public hearings as follows:

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Division of Community Planning, the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

View Application Files at:	Martin County Administrative Center Growth Management Department Comprehensive Planning Division, 1st Floor 2401 S.E. Monterey Road Stuart, Florida 34996
Submit Written Comments to:	Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996

For more information, visit the County's website: www.martin.fl.us

Then, click "Departments"; "Growth Management"; "Comprehensive Planning" or contact the Martin County Growth Management Department at (772) 288-5495.