



Martin County, Florida  
 Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

**DEVELOPMENT REVIEW 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](http://www.martin.fl.us/accessibility-feedback)

**A. GENERAL INFORMATION**

Type of Application: PUD Zoning Master & Final Site Plan

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: Brian Nolan, Partner  
Address: 701 SE Ocean Blvd  
City: Stuart, State: FL Zip: 34994  
Phone: 772-220-2100 Email: bnolan@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: William 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):** Same as Civil Engineer  
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):** EW Consultants  
Company Representative: Paul Ezzo  
Address: 1000 SE Monterey Commons Blvd.  
City: Stuart, State: FL Zip: 34996  
Phone: 772-287-8771 Email: pezzo@ewconsultants.com

**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**

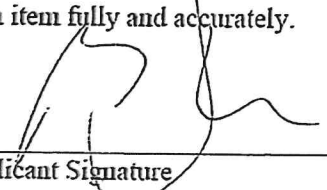
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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.

  
\_\_\_\_\_  
Applicant Signature

7.11.23  
\_\_\_\_\_  
Date

Brian Nolan  
\_\_\_\_\_  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Martin

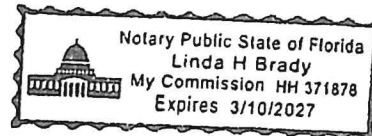
I hereby certify that the foregoing instrument was acknowledged before me this 11th day of July, 2023, by Brian Nolan.

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

  
\_\_\_\_\_  
Notary Public Signature

Linda H. Brady  
\_\_\_\_\_  
Printed name

STATE OF: Florida at-large



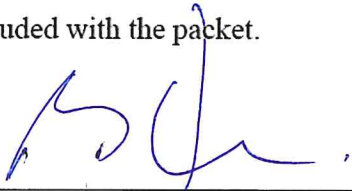


**Martin County Florida Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
 2401 SE Monterey Road, Stuart, FL 34996  
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**Digital Submittal Affidavit**

I, Brian Nolan, attest that the electronic version included for the project The Preserve at Loblolly North PUD 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.

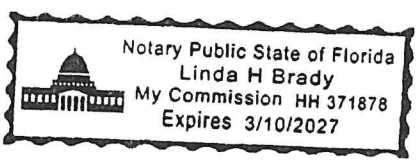
  
 Applicant Signature

7.11.23  
 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 11<sup>th</sup> day of July, 2023, by Brian Nolan, who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL

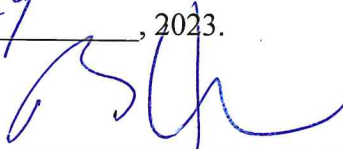


Notary Public, State of Florida

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

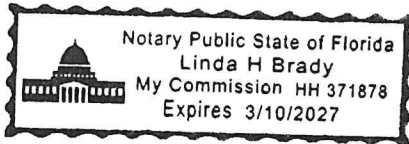
To the best of my knowledge and belief, there has been no transfer of the subject property since the Warranty Deed for Loblolly North LLC was recorded in the Martin County Public Records.

DATED THIS 11<sup>th</sup> DAY OF July, 2023.

  
\_\_\_\_\_  
Brian Nolan

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 11<sup>th</sup> DAY OF July, 2023 BY BRIAN NOLAN, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



## PROJECT NARRATIVE

### The Preserve at Loblolly North Proposed PUD Application

June 23, 2023

#### **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 a 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 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 is intended to align 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 concept plan include 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.

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

May 19, 2023

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

Re: Loblolly North PUD  
34-38-42-000-034-00000-0

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 PUD 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 FLORIDA  
COUNTY OF MARTIN

The foregoing was acknowledged before me by  physical presence or [ ] online notarization this 30 day of May, 2023; 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 \_\_\_\_\_ as identification.

  
NOTARY PUBLIC

My Commission Expires: 9-27-2024

(Notarial Seal)





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

May 19, 2023

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

Re: Loblolly North PUD  
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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 PUD 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

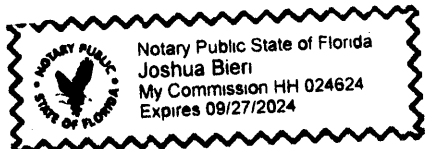
STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing was acknowledged before me by  physical presence or [ ] online notarization this 30 day of May, 2023; 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 \_\_\_\_\_ as identification.

  
NOTARY PUBLIC

(Notarial Seal)

My Commission Expires: 9-27-2024





# 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:** June 29, 2023  
**Parcel ID#:** 34-38-42-000-034-00000-0  
**Project Name:** The Preserve at Loblolly North  
**Former Project Name:** None  
**Owner/Developer:** Loblolly North LLC  
**Contact Name/Number:** Morris Crady, 772-220-2100  
**Total Project Acreage:** 51-acre  
**Year 1 of the Build-Out:** 2027

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

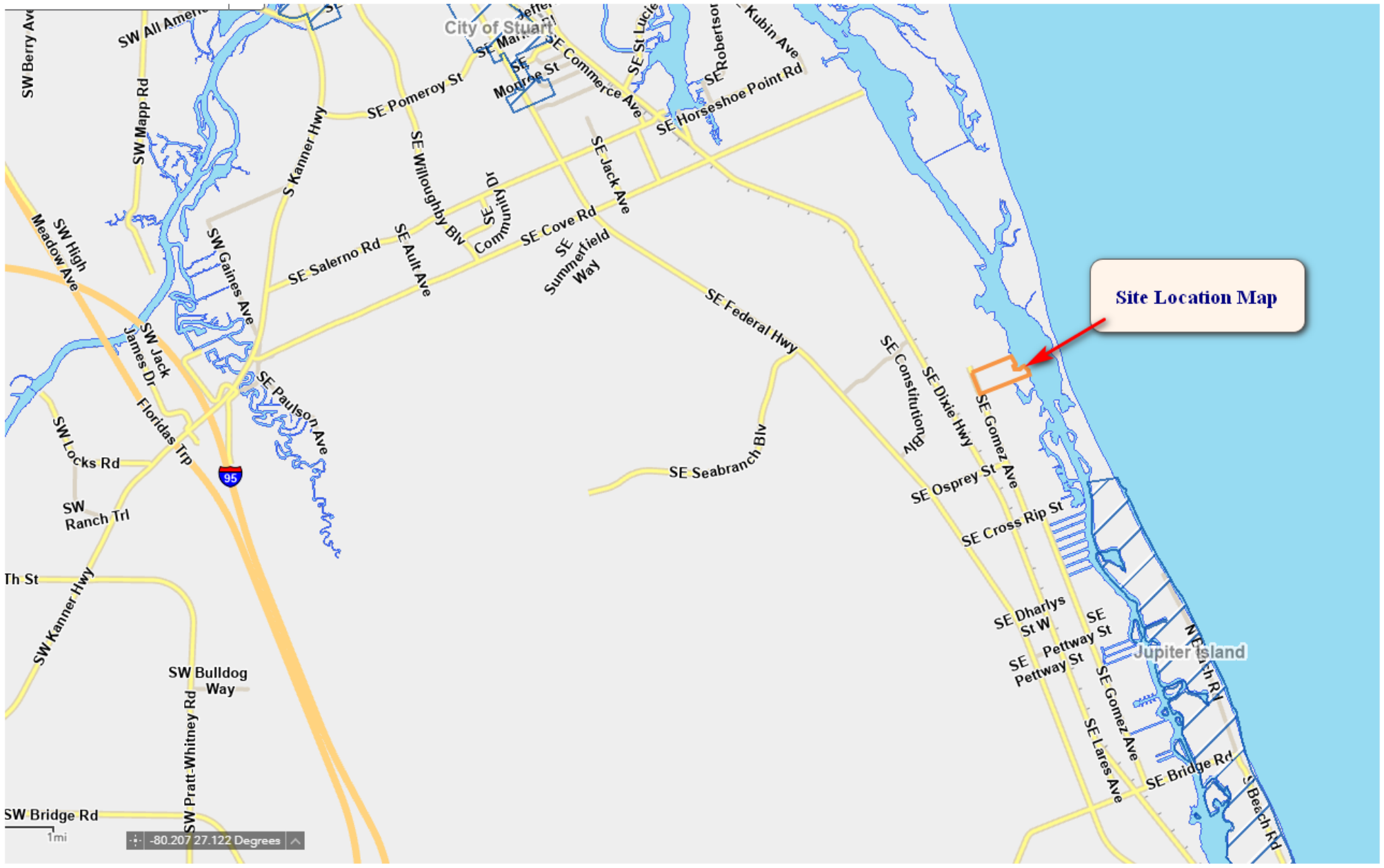
Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached	13				5	8					
Multi-family											
Apartment											
Townhouse											
Other											

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 Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	13	2500	500,000.	None
Multi-family				
Apartment				
Townhouse				
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.



Site Location Map



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 27<sup>th</sup> day of December, 2022 between Florida Inland Navigation District, a special taxing district authorized under Florida law whose post office address is 1314 Marclinski 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.

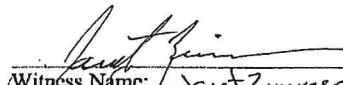
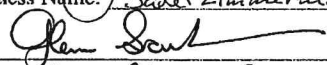
Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 27<sup>th</sup> 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

Copy Copy Copy