



October 23, 2024

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

Dear Property Owner:

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

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

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

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

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

All interested persons are invited to attend and be heard.

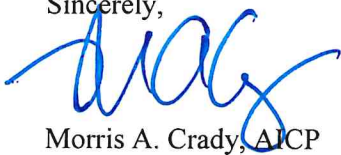
Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office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

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

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

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

Sincerely,



Morris A. Crady, AICP
Senior Partner

Attachments: Location Map
Master/Final Site Plan

Location Aerial Map

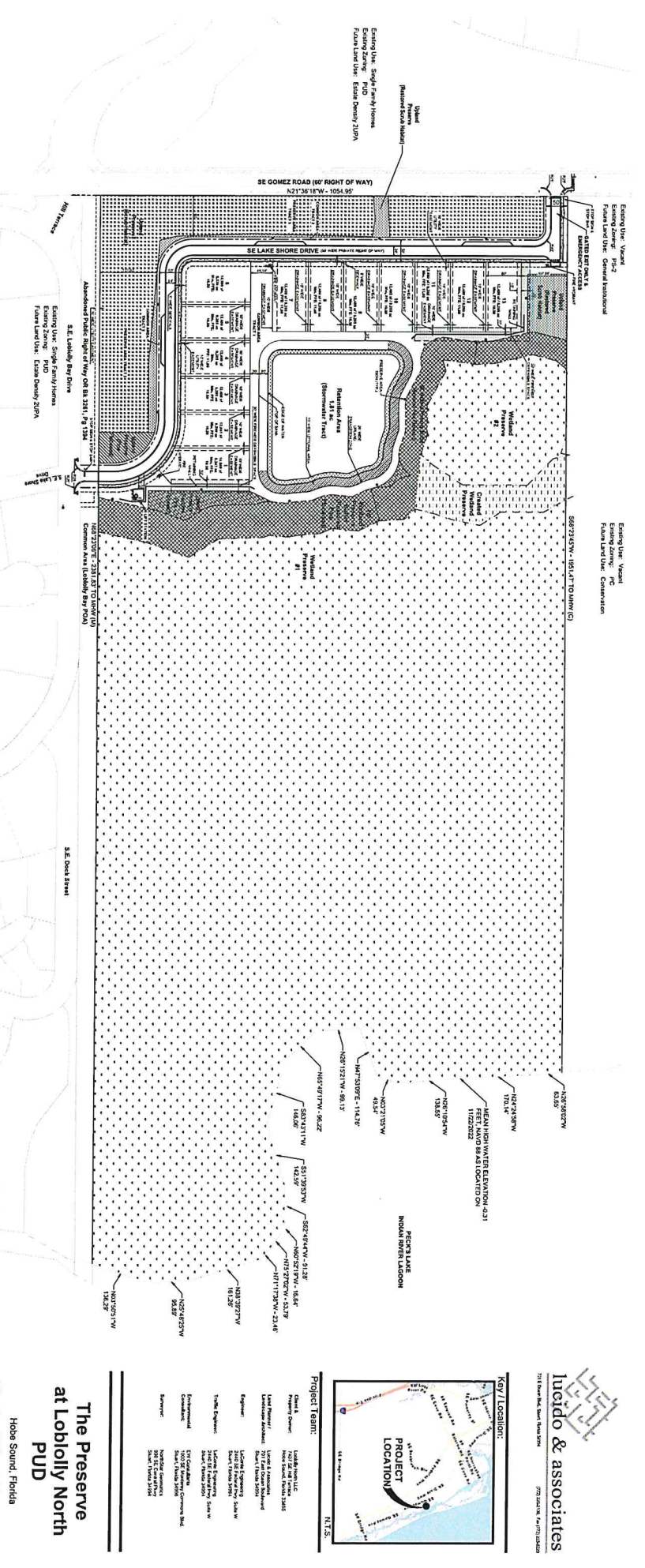
Martin County, FL



Date: 3/22/2023

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





General Notes

- 1. All construction shall conform to the applicable codes and regulations of the City of Hoboken, New Jersey.
- 2. The applicant shall provide a copy of the final site plan to the City of Hoboken for review and approval.
- 3. The applicant shall provide a copy of the final site plan to the County of Hudson for review and approval.
- 4. The applicant shall provide a copy of the final site plan to the State of New Jersey for review and approval.
- 5. The applicant shall provide a copy of the final site plan to the Federal Government for review and approval.
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- 22. The applicant shall provide a copy of the final site plan to the local board of water and gas for review and approval.
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- 28. The applicant shall provide a copy of the final site plan to the local board of water and other for review and approval.

Building and Lot Data

Maximum Height:	35'	(2 Stories)
Minimum Lot Size:	80' x 155'	(12,400 sf)
Minimum Lot Open Space:	30%	
Maximum Building Coverage:	40%	
Front (Uncovered) Garage:	20'	
Front (Covered Garage):	10'	
Rear:	5'	
Maximum Equipment:	5'	

Preserve Data

Total Area:	51.20 ac. (100%)
Welland Preserve:	35.17 ac. *
Mantle Welland:	0.20 ac. *
Total Upland:	15.83 acres
Uncovered (Scrub):	3.20 ac.
Disturbed:	12.13 ac. **
Required Scrub Preserve:	3.30 ac.
(5% of Upland or 5000 sq. ft.)	
Required Fine Palwoods:	0.10 ac.
(5% of Upland or 5000 sq. ft.)	
Fine Palwood Preserve Provided:	2.40 ac.
Relaxed Welland District:	1.97 ac.
Relaxed Welland District:	0.27 ac. *
Relaxed Welland District:	3.70 ac.
Created Welland Connection:	0.88 ac. **
Welland Preserve Area:	35.17 ac.
Upland Preserve Area:	6.10 ac.
Total Preserve Area:	41.95 ac. (82%)

Site Data

Total Area:	2,230,222 sf	51.20 ac
Existing Use:	Vacant	
Proposed Zoning:	RE-1/2A	
Existing Future Land Use:	Estale Density ZUPA	
Product I.D. Number:	34-38-42-000-034-000000-0	
Product Type:	Single Family Home	
Total Units:	13 Units	
Gross Density:	0.25 DU/ac	
Impervious Area:	1,182,800 sf	41.89 ac 81.8%
Lake:	13,231 sf	3.05 ac
Water:	1,931 sf	0.44 ac
Grass:	77,650 sf	1.76 ac
Grass:	29,343 sf	0.67 ac
Grass:	74,738 sf	1.71 ac
Grass:	265,738 sf	6.08 ac
Grass:	405,422 sf	9.31 ac 18.2%

Maximum Density Calculations

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

Open Space

Minimum Open Space:	1,115,136 sf	25.60 ac	50%
Provided Open Space:	2,045,870 sf	46.97 ac	92%
Welland Preserve Area:	74,800 sf	1.71 ac	
Upland Preserve Area:	1,532,205 sf	35.17 ac	
Welland Preserve:	23,243 sf	0.53 ac	

Parking Requirements

Parking Required:	28 Spaces
Parking Provided:	28 Spaces

Legend

- Prop Welland Preserve
- Welland Preserve
- Relaxed Welland Preserve
- Created Welland Preserve
- Upland Preserve
- Required Upland Transition Trees (10,940/500)
- Provided Upland Transition Trees
- Provided Upland Transition Zone Trees

Typical Lot

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Lucido & associates
771 East 10th Street, Suite 200
Hoboken, NJ 07030

KNY / LOCATION:
PROJECT LOCATION







Project Team:
Client: Lucido & Associates
Project Owner: Lucido & Associates
Architect: Lucido & Associates
Landscape Architect: Lucido & Associates
Engineer: Lucido & Associates
Civil Engineer: Lucido & Associates
Structural Engineer: Lucido & Associates
Mechanical Engineer: Lucido & Associates
Electrical Engineer: Lucido & Associates
Plumbing Engineer: Lucido & Associates
HVAC Engineer: Lucido & Associates
Fire Protection Engineer: Lucido & Associates
Energy: Lucido & Associates
Sustainability: Lucido & Associates
Construction Management: Lucido & Associates
Construction: Lucido & Associates
Construction Management: Lucido & Associates
Construction: Lucido & Associates
Construction Management: Lucido & Associates
Construction: Lucido & Associates

Date By Description

1/18/2024	S.L.S.	Design
2/15/2024	S.L.S.	Site Plan
3/15/2024	S.L.S.	Final Site Plan
4/15/2024	S.L.S.	Final Site Plan
5/15/2024	S.L.S.	Final Site Plan

SCALE: 1" = 100'

1 of 2

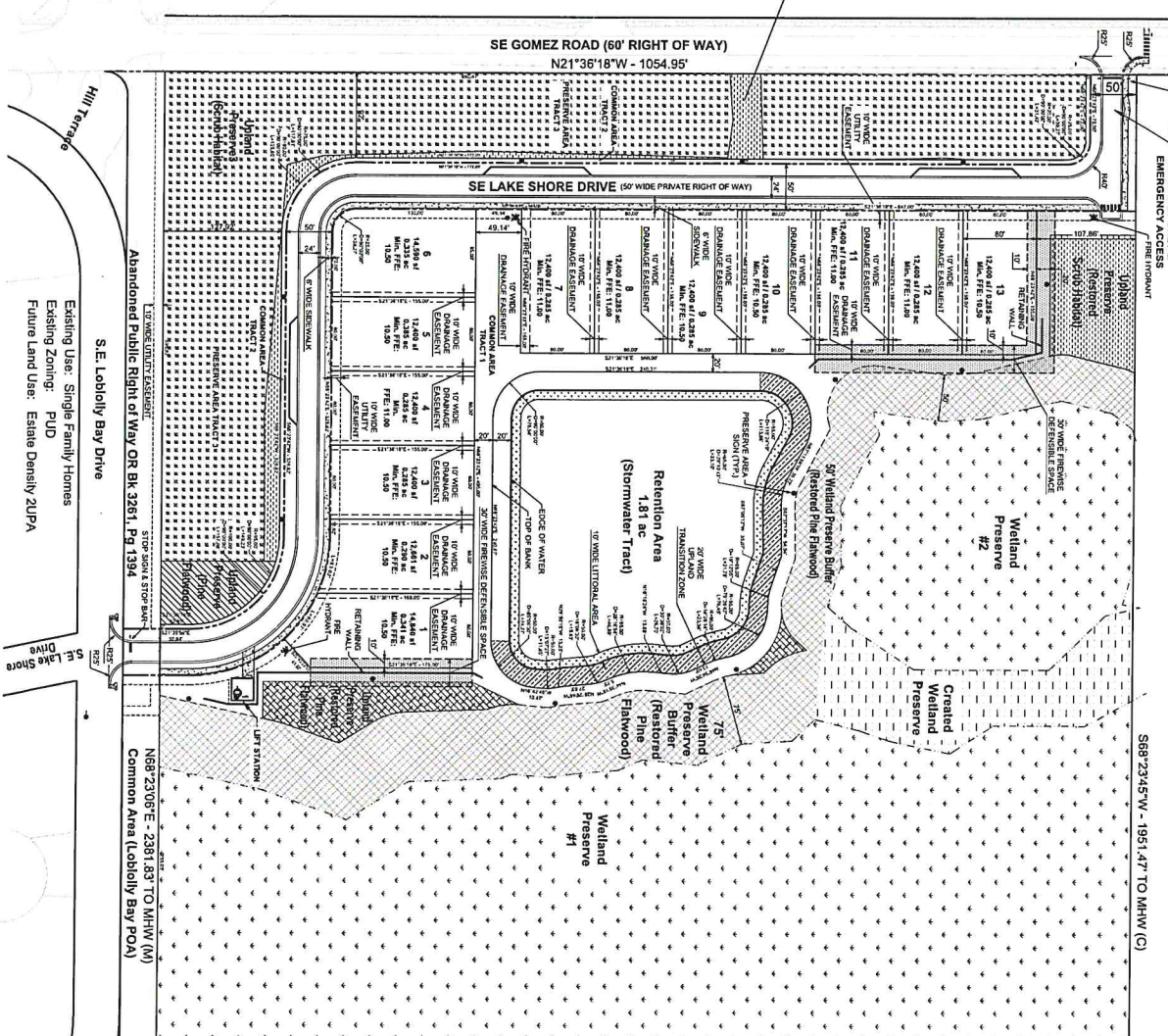
- Legend**
-  Pine Flatwood Preserve
6,821 sf / 0.16 ac
 -  Scrub Preserve
138,244 sf / 3.17 ac
 -  Restored Wetland Buffer
85,680 sf / 1.97 ac
 -  Restored Pine Flatwood Preserve
11,763 sf / 0.27 ac
 -  Restored Scrub Preserve
23,228 sf / 0.53 ac
 -  Created Wetland Preserve
29,343 sf / 0.68 ac

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

Upland Preserve
 (Restored Scrub Habitat)

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

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



Date	By	Description
1.13.2021	S.L.S.	Initial Submittal
6.6.2021	S.L.S.	2nd Re-submittal
1.29.2021	S.L.S.	3rd Re-submittal



Scale: 1" = 60'

2 of 2

The Preserve at Loblolly North PUD

Hobe Sound, Florida
 Master / Final Site Plan



Key / Location

Project Team:

Client & Funding: **Luigdo Inc., LLC**
 Project Owner: **Luigdo Inc., LLC**
 Land Planner: **Luigdo Inc., LLC**
 Landscape Architect: **Luigdo Inc., LLC**
 Engineer: **Luigdo Inc., LLC**
 Title Engineer: **Luigdo Inc., LLC**
 Surveyor: **Luigdo Inc., LLC**
 Consultant: **Luigdo Inc., LLC**
 Architect: **Luigdo Inc., LLC**
 Construction Manager: **Luigdo Inc., LLC**
 Environmental Consultant: **Luigdo Inc., LLC**
 Wetland Consultant: **Luigdo Inc., LLC**
 Wetland Specialist: **Luigdo Inc., LLC**

Luigdo & Associates
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 888.222.2222