

Location Map



Legal Description

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 28, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 28, RUN S89°34'38"E, ALONG SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 231.80 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH LINE OF SECTION 28 WITH THE SOUTH LINE OF GOMEZ GRANT, SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE RUN N69°39'31"E, ALONG THE SAID SOUTH LINE OF GOMEZ GRANT, A DISTANCE OF 485.50 FEET, THENCE N69°25'47"E, ALONG THE SOUTH LINE OF GOMEZ GRANT, A DISTANCE OF 277.39 FEET, THENCE ALONG THE WEST LINE OF A PARCEL OF LAND NOW OR FORMERLY THE PROPERTY OF FRANK RYAN, S27°34'19"E, A DISTANCE OF 200.00 FEET, THENCE S66°25'47"W, A DISTANCE OF 831.66 FEET, THENCE S00°25'22"W, A DISTANCE OF 329.46 FEET, THENCE N69°34'38"W, A DISTANCE OF 102.40 FEET, THENCE S00°25'22"W, A DISTANCE OF 390.00 FEET TO A POINT IN THE SOUTH LINE OF SECTION 28, THENCE N69°34'38"W, ALONG SAID SOUTH LINE OF SECTION 28, A DISTANCE OF 1920.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 22.699 ACRES MORE OR LESS.

SITE ADDRESS: 12967 SE SUZANNE DRIVE, HOBE SOUND, FL 33455  
PARCEL ID: 28-39-42-000-005-00000-0

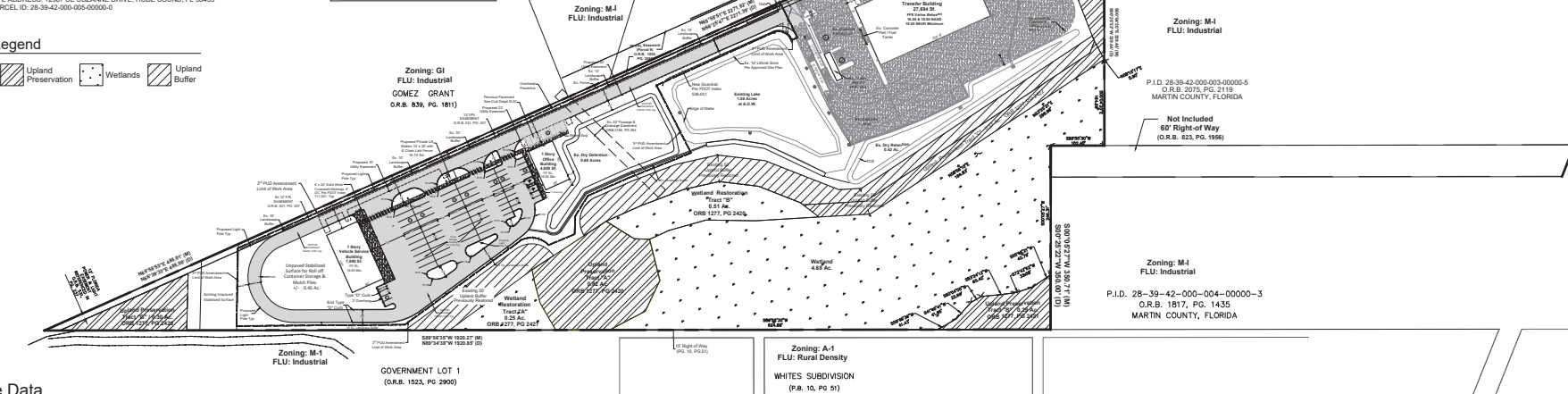
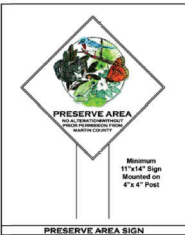
Legend



General Notes

- All signs shall meet the requirements of Division 16, Article 4, LDR, Martin County Code.
- All exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
- Construction trailers shall be permitted in accordance with Article III, Martin County zoning code.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines. Large trees [ height at maturity of more than thirty (30) feet] shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height tree [ height at maturity between twenty (20) and thirty (30) feet] shall be offset at least twenty (20) feet and small trees [ height at maturity of less than (20) feet ] require no offset.
- No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or ungrounded transformer. Palms should be planted at a distance equal to or greater than the average food length plus two (2) feet from power lines.
- Water and sewer to be provided by South Martin Regional Utilities.
- The timetable of development for final site plans require all permits to be obtained within one (1) year of approval, and require all construction to be completed within two (2) years of approval.
- All sidewalks shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building.
- Any sidewalk damaged during construction shall be repaired or replaced.
- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to protect the vegetation to be used for this purpose.
- All Signs shall be in accordance with Martin County applicable codes and ordinances in effect at the time of permit application.
- No "Treesaver" signs to be posted during construction and displayed at all entrances and exits.
- Sediment control measures shall be maintained in working order at all times.
- Provisions shall be made to minimize the deposit of sediment by transport vehicles onto public paved surfaces.
- All landscape areas abutting vehicular use areas shall be cutted or protected by curb stops.
- Proposed light poles shall be shielded to minimize excess glare to adjacent residential areas and roadways. Exterior Light fixtures shall not exceed 30 feet in height within vehicular areas or 20 feet in non-vehicular pedestrian areas.
- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and stormwater management areas as provided on the plans approved with the development order.
- It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required sunscreening and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas.
- A minimum width of 200 feet shall be maintained between the outer edge of any wetland and any lake excavation unless an alternative plan utilizing an impermeable barrier is approved by Martin County in consultation with the South Florida Water Management District. Any excavation which is likely to result in drawdown of the water table through pumping or through off site outfalls must be separated a minimum of 200 feet from any wetland.
- Property owner shall be responsible for maintaining the stormwater system.
- All interior drives shall be privately owned and maintained by property owner in a manner acceptable to Martin County.
- The precise location of all preserve areas shall be surveyed and staked and orange preserve barricade installed prior to construction on the site.

Preservation Area Sign



Site Data

Total Site Area	22.7 Ac. / 988,812 sf
Max. Building Height	40 FT
Proposed Building Height	Vehicle Service Building: 25'4"   Office Building: 16'
Max. Building Coverage	60%
Min. Open Space	20%
Future Land Use	Industrial
Existing Zoning	PUD-4
Existing Use	Industrial / Recycling
PCN #	28-39-42-000-005-00000-0

Impervious Area

Existing: (Per Previously Approved Plan)	
Building Coverage	28,353 sf / 0.65 Ac. / 3%
Existing + New Road & Other	151,492 sf / 3.48 Ac. / 15%
Wetlands	300,156 sf / 6.89 Ac. / 30%
Mulch Areas	103,772 sf / 2.38 Ac. / 10%
Lake at E.O.W.	45,738 sf / 1.05 Ac. / 5%
Existing Total:	629,511 sf / 14.45 Ac. / 63%
PROPOSED	
Ex. Building Coverage	28,353 sf / 0.65 Ac. / 3%
Proposed Building Coverage	11,800 sf / 0.27 Ac. / 1%
New Road & Other	94,878 sf / 2.18 Ac. / 10%
Existing Road & Other	114,647 sf / 2.63 Ac. / 11.5%
Ex. Wetlands	300,156 sf / 6.89 Ac. / 30%
Mulch Areas	19,938 sf / 0.45 Ac. / 2%
Ex. Lake at E.O.W.	45,738 sf / 1.05 Ac. / 5%
Proposed Total:	615,510 sf / 14.13 Ac. / 62%

Pervious Area

Existing: (per previously approved plan)	
Dry Retention Areas	44,431 sf / 1.02 Ac. / 5%
Upland Preserve	155,729 sf / 3.57 Ac. / 16%
Upland Buffer	52,992 sf / 1.22 Ac. / 5%
Other Landscape / Open Space	106,149 sf / 2.44 Ac. / 11%
Existing Total:	359,301 sf / 8.25 Ac. / 37%
Proposed:	
Dry Retention Areas	46,173 sf / 1.06 Ac. / 5%
Ex. Upland Preserve	155,729 sf / 3.57 Ac. / 16%
Ex. Upland Buffer	52,992 sf / 1.22 Ac. / 5%
Other Landscape / Open Space	118,408 sf / 2.72 Ac. / 12%
Proposed Total:	373,302 sf / 8.57 Ac. / 38%

Proposed Open Space

Dry Retention Areas	46,173 sf / 1.06 Ac. / 5%
Ex. Upland Preserve	155,729 sf / 3.57 Ac. / 16%
Ex. Upland Buffer	52,992 sf / 1.22 Ac. / 5%
Ex. Wetlands	300,156 sf / 6.89 Ac. / 30%
Other Landscape / Open Space	118,408 sf / 2.72 Ac. / 12%
Proposed Total:	673,458 sf / 15.46 Ac. / 68%

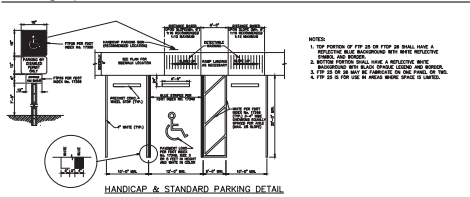
Preservation Data

Existing: (per Approved Site Plan / Conservation Easements)	
Total Wetlands	6.89 Ac.
Existing Preserved Wetlands	6.13 Ac.
Restored Wetlands	0.76 Ac.
Total Upland Preserve	4.80 Ac.
50' Wetland Buffer	1.22 Ac.
Upland Preserve	3.58 Ac.

Parking Data

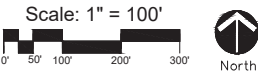
Existing: (per previously approved plan)	Required	Provided
Office: 1 per 300 SF (662 SF / 300)	3 Spaces	
Recycling Transfer Station (1 per Employee)	18 Spaces	
Total:	21 Spaces	22 Spaces (1 Handicap)
Proposed: (3rd PUD Amendment)		
Office: 1 per 300 SF (4,000 SF / 300)	13 Spaces	21 Spaces
Vehicular Service Station (2 per service bay; 1 per Employee)	16 Spaces	18 Spaces
Total:	29 Spaces	39 Spaces (2 Handicap)
Truck Storage Parking (12' x 35')	not required parking	42 Spaces*

Parking Space Detail



Required Building Setbacks

(Per the Nu-Way Recycling PUD zoning agreement & approved site plan associated with that agreement)			
Required	Ex. Transfer Building	Prop. Office	Prop. V.S. Building
Front: 15 ft	67 ft	64 ft	53 ft
Rear: 10 ft	271 ft	267 ft	71 ft
Side: 10 ft	N/A	N/A	N/A



Coastal Waste & Recycling - PUD  
Florida  
Martin County  
3rd Amendment - Revised Master / Final Site Plan



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Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	01-14-2025
Revision Dates	
1st Resubmittal	07-24-2025
2nd Resubmittal	10-24-2025

MP-1

[illegible]

## Coastal Waste & Recycling - PUD

Martin County  
3rd Amendment - Revised Master / Final Site Plan Detail

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MP-2