

THE PRESERVE AT LOBLOLLY NORTH PUD

PUD ZONING AGREEMENT INCLUDING MASTER AND FINAL SITE PLAN

Board of County Commissioners

Public Hearing

November 12, 2024

| | |
|----------------------|--|
| Owner: | Loblolly North LLC |
| Applicant: | Loblolly North LLC |
| Requested by: | Lucido & Associates (Brian Nolan, Partner) |
| Project Coordinator: | Barbara Counsellor, Senior Planner |



Background

The approximately 51-acre undeveloped subject property was part of a land swap in 2022 between Florida Inland Navigation District (FIND) and Loblolly Community Service Corporation (LCSC). A future land use map amendment was adopted on October 18, 2022, for the site that changed the existing Conservation Land Use to Estate Density 2UPA. The land swap allowed the subject parcel to adjoin with the existing Loblolly Bay development to the south which has an Estate Density land use and gave a contiguous ownership of property to FIND to the north which has a Conservation land use.

The subject property takes advantage of the area previously impacted by FIND which planned to use the site as a spoil site for dredged materials. The balance of the site is composed primarily of wetlands that extend east to the Intracoastal Waterway. The designated Mean High-Water Line runs long Pecks' Lake (aka Indian River Lagoon).



Property Ownership Swap 2022

Land Use Swap 2022



Summary

51.20 acres

13 single family homes; accessed from SE Loblolly Bay Drive

Density of 0.25 units per acre

92% open space provided

Preserve Area Management Plan protecting and restoring:

1.97 acres of wetland buffer

0.27 acres of Pine Flatlands

0.53 acres of Scrub Preserve

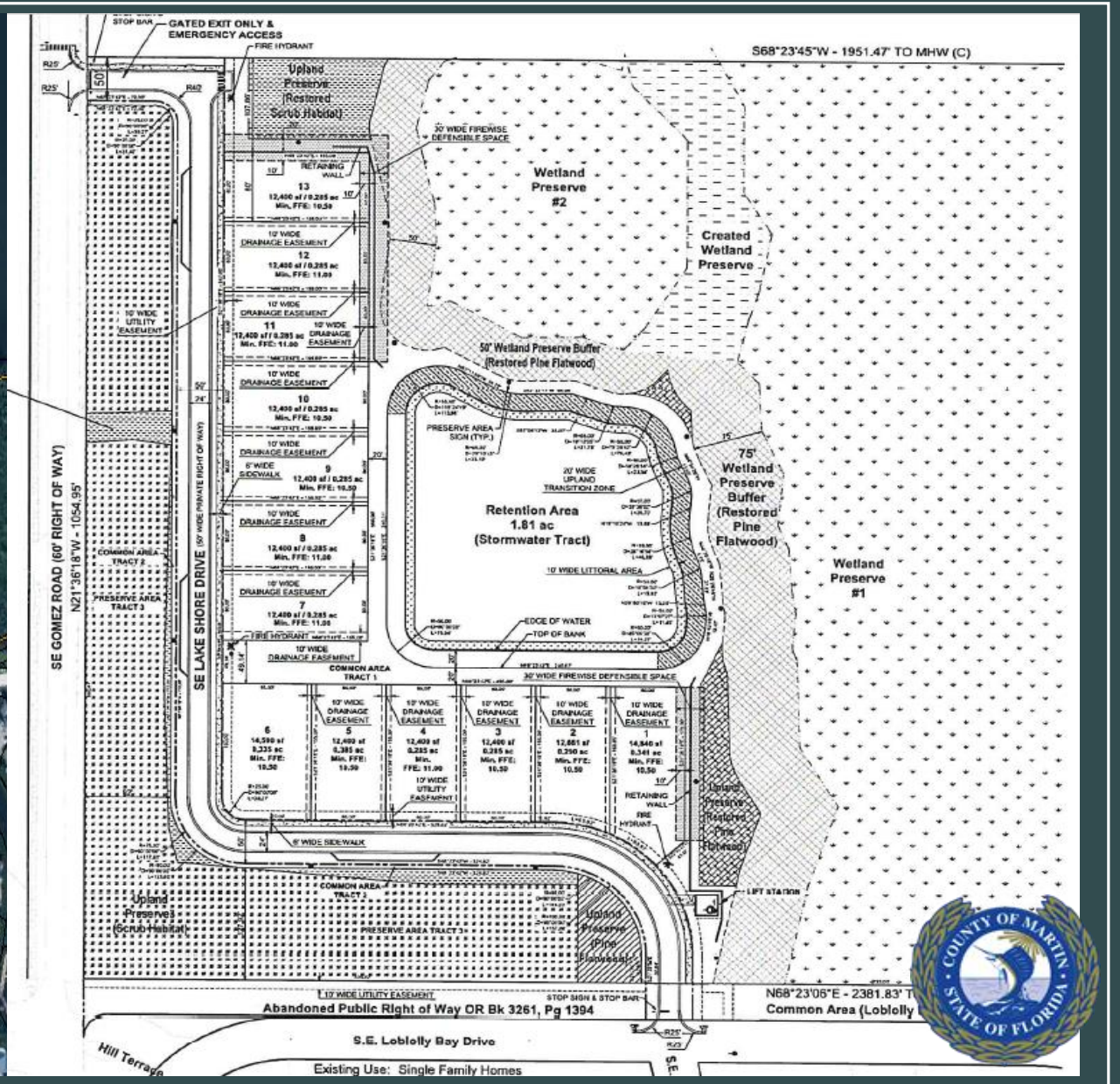


Zoning Atlas

2024

Future Land Use





PUD Flexibility

Smaller lot sizes
Wetland density transfer
Smaller setbacks
Increased height

PUD Public Benefits

A crosswalk will be constructed on SE Gomez Rd

Owner will purchase a traffic preemption device = \$6,000, contribute to the upgrades needed at intersection of SE Osprey St. and SE Dixie Hwy = \$10,000, and contribute to Martin County Community Land Trust = \$13,000



Local Planning Agency

This application was heard before the Local Planning Agency (LPA) on November 07, 2024.

The LPA's recommendation will be forwarded to the Board.



Review of Application

Development review staff have found The Preserve at Loblolly North, application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

| Section | Division or Department | Reviewer | Phone | Assessment |
|---------|----------------------------|--------------------|--------------|------------|
| F | Comprehensive Plan | Barbara Counsellor | 772-288-5500 | Comply |
| F | ARDP | Samantha Lovelady | 772-288-5664 | Comply |
| G | Site Design Review | Barbara Counsellor | 772-288-5500 | Comply |
| H | Urban Design | Barbara Counsellor | 772-288-5500 | N/A |
| H | Community Redevelopment | Barbara Counsellor | 772-288-5500 | N/A |
| I | Property Management | Ellen MacArthur | 772-221-1334 | N/A |
| J | Environmental | Shawn McCarthy | 772-288-5508 | Comply |
| J | Landscaping | Karen Sjöholm | 772-288-5909 | Comply |
| K | Transportation | Mike Grzelka | 772-288-5920 | Comply |
| L | County Surveyor | Tom Walker | 772-288-5928 | Comply |
| M | Engineering | Kaitlyn Sullivan | 772-288-5920 | Comply |
| N | Addressing | Emily Kohler | 772-288-5692 | Comply |
| N | Electronic File Submission | Emily Kohler | 772-288-5692 | Comply |
| O | Water and Wastewater | Kim McLaughlin | 772-546-6259 | Comply |
| O | Wellfields | Leo Repetti, PE | 772-320-3065 | Comply |
| P | Fire Prevention | Doug Killane | 772-288-5633 | Comply |
| P | Emergency Management | Amy Lopez | 772-419-2664 | Comply |
| Q | ADA | Kaitlyn Sullivan | 772-288-5920 | Comply |
| R | Health Department | Nicholas Clifton | 772-221-4090 | N/A |
| R | School Board | Mark Sechrist | 772-219-1200 | Comply |
| S | County Attorney | Elysse Elder | 772-288-5925 | Ongoing |
| T | Adequate Public Facilities | Barbara Counsellor | 772-288-5500 | Comply |

D. Review Board action

This is an application for a PUD Zoning Agreement Master and Final Site Plan. Review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC reviews must be public hearings MARTIN COUNTY, FL §10.5.F.9. (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, FL, it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.



Staff Recommendation

STAFF RECOMMENDS APPROVAL OF THIS APPLICATION WHICH INCLUDES:

1. Move that the Board receive and file the Agenda Item and all its attachments including the Staff Report as Exhibit 1.
2. Move that the Board approve the request for zoning district change from RE-1/2A, Residential Estate District to the Planned Unit Development through The Preserve at Loblolly North PUD Zoning Agreement including Master/Final Site Plan and Preserve Area Management Plan.

