

McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

772.341.9322

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*Site Planning • Landscape Architecture • Zoning
Land Use • Development • Consulting*



03-09-21

PHQJ-1

Tradewinds of Hobe Sound

- Request for Major Final Site Plan approval for a 177 unit multifamily “work force housing” project located in Hobe Sound.
- A Brief History:
 - The eastern 7.5 acres was previously approved in 2007 as Heron Cove which consisted of 44 townhouse units that were never completed due to the economic down turn.
 - Fast forward to 2018-2019, the property was acquired by Laurel Lane Holdings LLC and Hobe Sound Jupiter Island Properties LLC and assembled with the 6+ acres fronting US Federal Hwy.
 - In 2019 a FLU amendment was submitted changing the FLU from Medium Density to High Density, accompanied by a zoning change from RM-6, COR2 and LC to RM-10.
 - The FLU amendment to High Density and zoning changes to RM-10 were approved and adopted in 2020 by the Board of County Commissioners.

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Property Characteristics

The property is located on the east side of SE Federal Hwy two mile north of Bridge Rd in Hobe Sound. The project spans from SE Federal Hwy to Dixie Hwy.

The site contains rare and unique scrub habitat which requires 25% of the entire site area to be preserved.

The project is bisected by existing platted ROW which will be improved and constructed thereby providing connectivity east/ west and north/south.



The applicant is requesting a public facilities reservation in conjunction with the major final site plan approval. Adequate public facilities are available to accommodate the proposed development.

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Proposed Site Plan



The design focused on clustering the development improvements to preserve the highest and best quality habitat. The preserve areas were configured to also act as buffers to the adjacent properties. Multiple preserve area interfaces were incorporated into the design by providing landscaping within the stormwater treatment areas adjacent to the preservation areas thereby creating a greenway through the project connecting to those off-site. The applicant has provided 25.8 % of site area for preservation of native upland habitat.

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Western Project Elements:

- The west portion of the site fronts SE Federal Hwy where two large preserve areas of rare and unique scrub habitat are located: one along the northern boundary and the other along the southern boundary.
- A 30ft all native landscape buffer is along the project frontage.
- The primary entrance to the project is from SE Federal Hwy with a landscaped median entry with on-street parallel parking.
- (2) three story, walk up, breezeway entry, consisting of (18) unit per building
- (5) three story, townhouse units with garages
- Clubhouse with fitness center, leasing office, business center, gathering room with café, demonstration kitchen, men's and woman's restrooms, and an outdoor pool
- Two story maintenance building with a property managers apartment
- (59) open air car canopies are located throughout the parking lot area
- On-street parallel parking is located along both sides of SE Eagle Ave running north and south



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Eastern Project Elements:



-The east portion of the site spans from SE Eagle Ave on the west to Dixie Hwy on the east. SE Kimberly Way runs east/ west along the projects southern boundary which provides on-street parallel parking. There are (90) units in total consisting of (6) three story apartment and townhouse buildings. A 20 ft landscape buffer is provided along SE Kimberly Way and a preserve area is located to the east which then connects to the stormwater treatment area and then to the preserve area on the north via the preserve area interphase. The parking lot was broken up by providing a bio swale planting within the retention area. There are (5) open air car canopies located in the parking lot along with a trash compactor.

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Landscaping

- The applicant has submitted landscape plans that provide 3.48 acres of landscape area which equates to 27.2% of the development area to document compliance with Section 4.663.A.1., of the LDRs. Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped. **The applicant has surpassed the code minimum requirements.**
- Section 4.663.A.3.a. of the LDRs requires that all multi-family developments provide at least one tree per 1,500 sq. ft. of site area, a minimum of 276 trees for the 414,283 sq.ft. development area. To demonstrate compliance the applicant has proposed the planting of 322 trees and 196 palms credited at @3:1 ratio. **The applicant has surpassed the code minimum requirements.**
- Landscaped buffer yards are required between differing land uses and along certain transportation corridors. Adjacent land uses along most of the south property line consists of single family residential use and requires a Type 1 buffer; this buffer has been provided along Kimberly Way. A Type 3 buffer is required along the western portion of this property line where adjacent to general commercial land use. This requirement is being satisfied with a proposed upland preserve. Required buffers along the north property line are also being satisfied with upland preserve areas.
- The project is adjacent to Federal Highway/US 1 a major arterial road and a Type 5 Buffer is required along the west property line. This buffer can be reduced to a 30-foot-width when 100 percent of such vegetation is made up of native plants. This project has proposed to utilize this reduced width variation and is utilizing 100% native species within this buffer.

The applicant complies with all landscape requirements.

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Work Force Housing:

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.

The applicant has demonstrated compliance with all the above criteria and is proposing a density of 13.81 units per acre permitted as per the Comprehensive Growth Management Plan of Martin County.

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Architecture



REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

10-FLEX ELEVATIONS
123'-0" x 68'-0" FOOTPRINT
TRADEWINDS APARTMENTS
HOLLYWOOD, FLORIDA

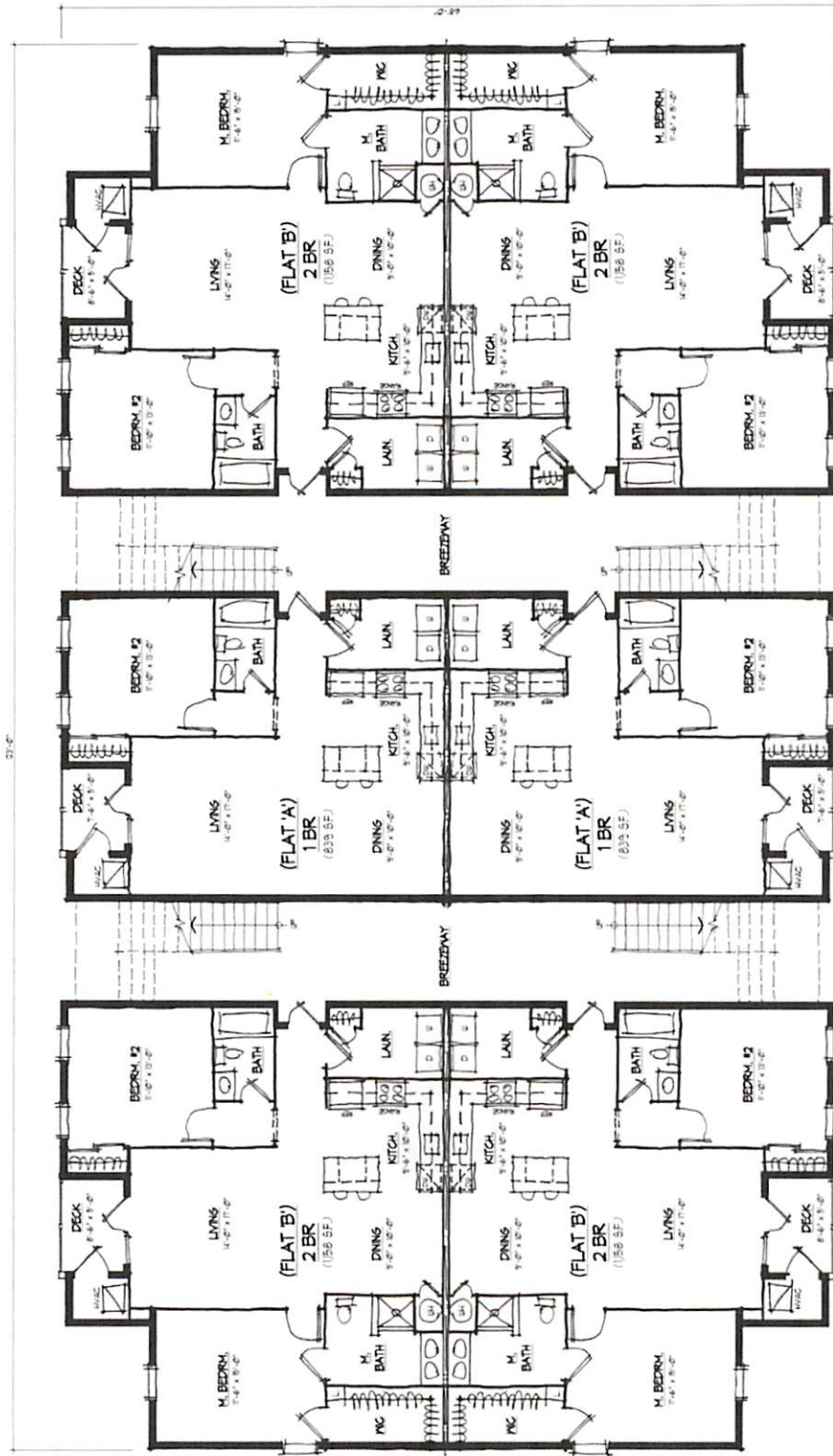


FEINBERG ASSOCIATES, INC.
ARCHITECTURE/INTERIOR DESIGN/INTERIOR DESIGN
1000 Hollywood Blvd., Suite 200, Hollywood, FL 33020
Tel: 954.762.0000 Fax: 954.762.0000
www.feinbergassociates.com

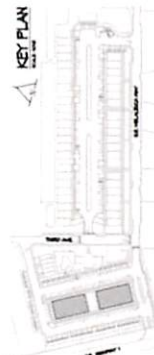
A-11

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1ST FLOOR PLAN
SCALE 1/4" = 1'-0"



KEY PLAN
SCALE 1/4" = 1'-0"

UNIT DATA
FLAT 'A' 833 SF
FLAT 'B' 1056 SF

SCALE 1/4" = 1'-0"
APRIL 18, 2018
OCCUPANCY 11, 2018



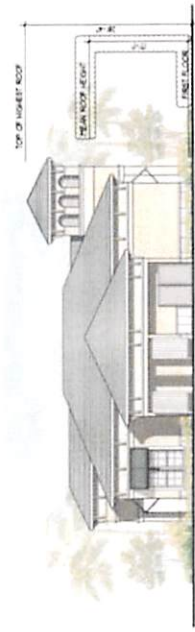
A-13

FEINBERG ASSOCIATES PC
ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN
One Hickory Place - 277 Laurel Road - Suite 101 - Woodbury, NJ 08094
Tel: 856-782-0100 - Fax: 856-782-0656
www.feinbergdesign.com

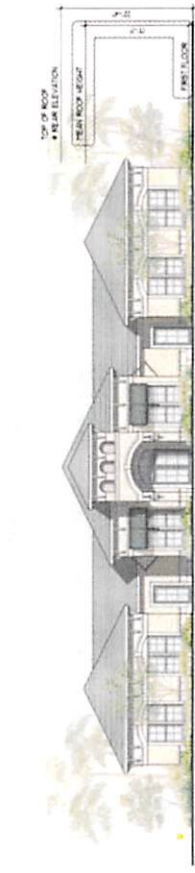
18-PLEX PLANS
123'-0" x 68'-0" FOOTPRINT
TRADEWINDS APARTMENTS
HOBE SOUND, FLORIDA

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REAR ELEVATION (EAST)
SCALE 1/8" = 1'-0"



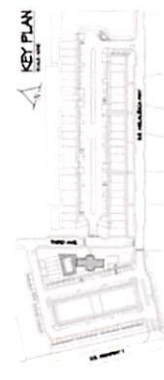
LEFT SIDE ELEVATION (NORTH)
SCALE 1/8" = 1'-0"



FRONT ELEVATION (WEST)
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION (SOUTH)
SCALE 1/8" = 1'-0"

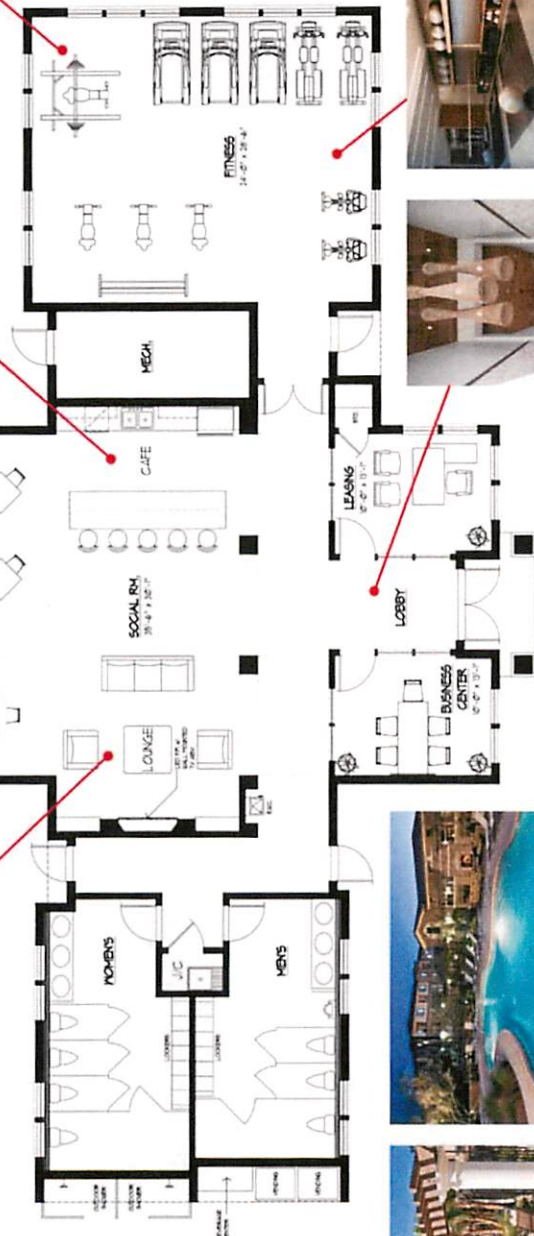


CLUBHOUSE
TRADEWINDS APARTMENTS
HOBE SOUND, FLORIDA

SCALE 1/8" = 1'-0"
DATE: 11/20/20
PROJECT: 11/20/20
AUGUST 11, 2020
A-16
FEINBERG ASSOCIATES P.C.
ARCHITECTURE / SITE DESIGN / INTERIOR DESIGN
One Union Plaza - Suite 201 - Yorktown, NJ 08063
Tel: 856.292.0100 - Fax: 856.292.0656
www.feinbergdesign.com

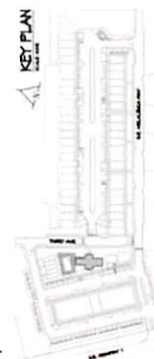
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SCALE 1/4" = 1'-0"
DATE: 11/11/2009
PROJECT: 11-2009

FEINBERG ASSOCIATES P.C.
ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN
One Hudson Plaza, 201 Hudson Plaza, Suite 201, New York, NY 10014
Tel: 212-724-1100 Fax: 212-724-1101
www.feinbergdesign.com



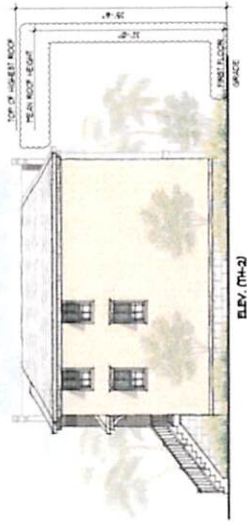
FLOOR PLAN (9,445 SF.)

SCALE 1/4" = 1'-0"

CLUBHOUSE
TRADEWINDS APARTMENTS
HOBE SOUND, FLORIDA

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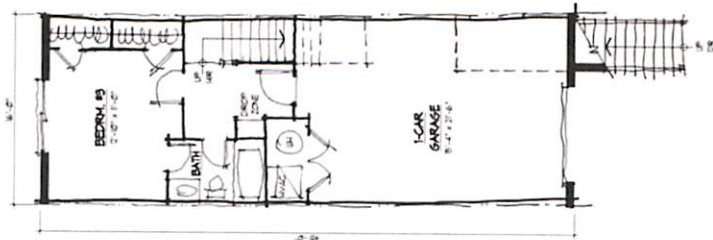


16'-0" TOWNHOUSE W/ 1 CAR GARAGE
TRADEWINDS APARTMENTS
HOBE SOUND, FLORIDA

SCALE 1/8" = 1'-0"
DATE: AUGUST 17, 2009
PROJECT: TRADEWINDS APARTMENTS
DESIGNED BY: FEINBERG ASSOCIATES PC
ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN
One Edison Plaza - Suite 201 - Voorhees, NJ 08043
Tel: 856-762-0100 - Fax: 856-762-0656
www.feinbergdesign.com

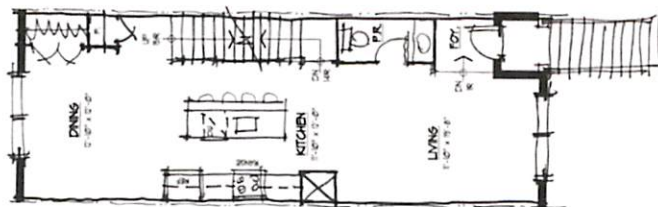
McCarty & Associates
LAND PLANNING AND DESIGN





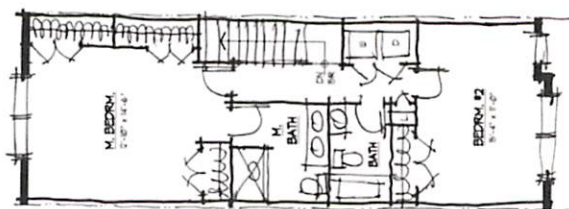
FIRST FLOOR PLAN (TH-A)

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN (TH-A)

SCALE 1/4" = 1'-0"



THIRD FLOOR PLAN (TH-A)

SCALE 1/4" = 1'-0"

1ST FLOOR: 338 SF
2ND FLOOR: 680 SF
3RD FLOOR: 714 SF
TOTAL: 1732 SF

SCALE 1/4" = 1'-0"
APRIL 10, 2009
PROJECT NO. 11-009
PREPARED BY: J. J. JONES

FEINBERG ASSOCIATES P.C.

ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN

One Robinson Plaza - 227 Laurel Road - Suite 201 - Northbrook, NJ 08063
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16'-0" TOWNHOUSE W/ 1 CAR GARAGE

TRADEWINDS APARTMENTS

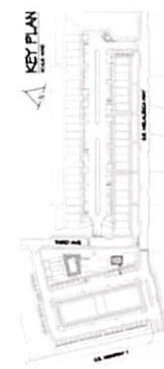
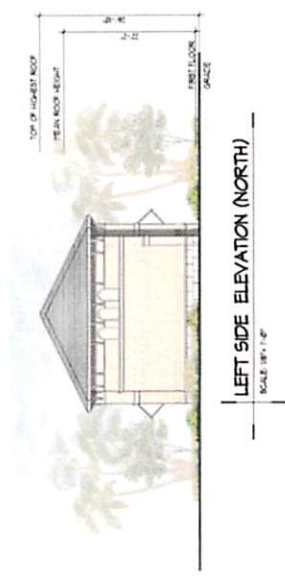
HOBE SOUND, FLORIDA



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LAND PLANNING AND DESIGN





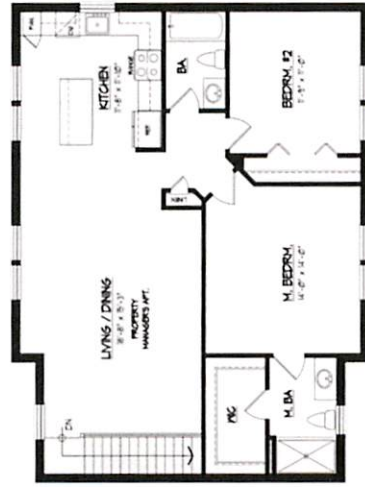
PROPERTY
MANAGER'S APARTMENT /
MAINTENANCE GARAGE
◆ TRADEWINDS APARTMENTS ◆
HOEE SOUND, FLORIDA

SCALE: 1/8" = 1'-0"
NOTES:
1. PREPARED: 11/2009
2. AUGUST 28, 2010
ARCHITECTURE / SITE DESIGN / INTERIOR DESIGN
FEINBERG ASSOCIATES P.C.
One Hudson Plaza - 2271 Central Road - Suite 201 - Naperville, IL 60563
Tel: 630.732.0100 - Fax: 630.732.0556
www.feinbergdesign.com



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SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPERTY MANAGER'S APT. 1367 SF
MAINTENANCE GARAGE / OFFICE 866 SF
TOTAL 2233 SF



KEY PLAN

PROPERTY
MANAGER'S APARTMENT /
MAINTENANCE GARAGE
◇ TRADEWINDS APARTMENTS ◇
HOBE SOUND, FLORIDA

SCALE 1/4" = 1'-0"
PROJECT
REVISION 11.2009
AUGUST 14, 2009

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One Edison Plaza • 227 Laurel Road • Suite 201 • Voorhees, NJ 08083
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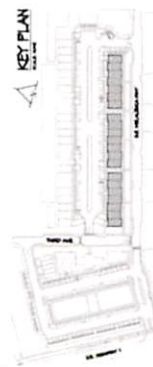
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SCALE 3/8"=1'-0"
 NOVEMBER 11, 2019
 JANUARY 16, 2020
 FEBRUARY 11, 2020
 MARCH 4, 2020
 APRIL 15, 2020
 MAY 15, 2020
 JUNE 15, 2020
 JULY 15, 2020
 AUGUST 15, 2020
 SEPTEMBER 15, 2020
 OCTOBER 15, 2020
 NOVEMBER 15, 2020
 DECEMBER 15, 2020

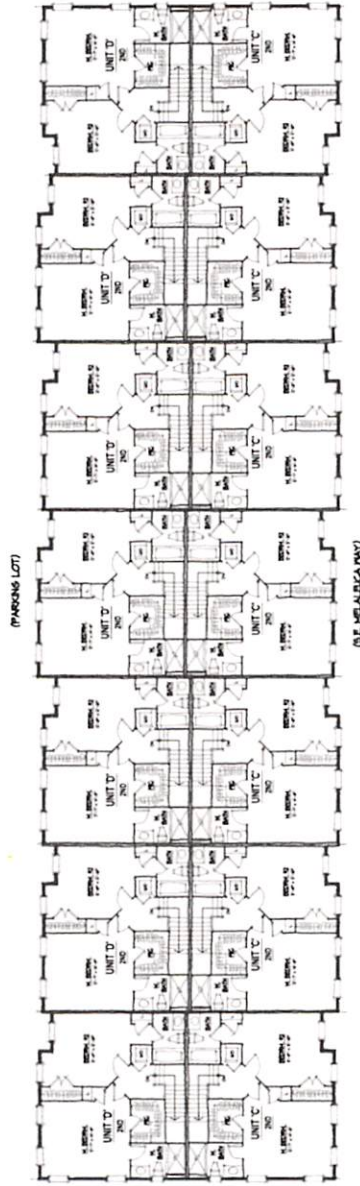
TRI-PLEX ELEVATIONS
 (21 UNIT BUILDING)
 ◆ TRADEWINDS APARTMENTS ◆
 HOBE SOUND, FLORIDA



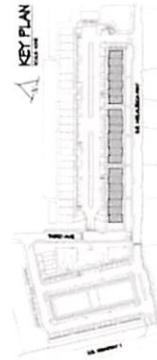
ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN
FEINBERG ASSOCIATES P.C.
 One Chatham Plaza • 201 Laurel Road • Suite 201 • Northbrook, NJ 08063
 Tel: 876.792.0100 • Fax: 876.792.0050
 www.feinbergdesign.com

McCarty & Associates
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OVERALL 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1/8" = 1'-0"

TRI-PLEX PLANS
(21 UNIT BUILDING)
◆ TRADEWINDS APARTMENTS ◆
HOBE SOUND, FLORIDA

SCALE: 1/8" = 1'-0"
NOTES:
OCTOBER 11, 2005
JANUARY 10, 2006
MAY 14, 2006
SEPTEMBER 27, 2006
FEINBERG ASSOCIATES P.C.
ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN
One Edison Plaza - 2121 Laurel Road - Suite 201 - Voorhees, NJ 08088
Tel: 856.782.8100 - Fax: 856.782.8656
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REAR ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



KEY PLAN
SCALE 1/8" = 1'-0"

TRI-PLEX ELEVATIONS
(24 UNIT BUILDING)

TRADEWINDS APARTMENTS
HOBE SOUND, FLORIDA

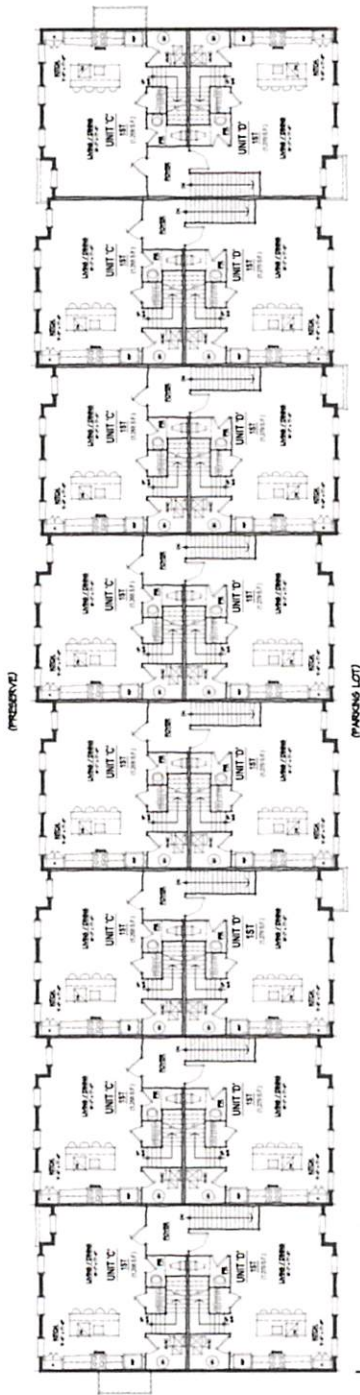


SCALE 1/8" = 1'-0"
NO. 211
OCTOBER 11, 2009
JANUARY 16, 2010
APRIL 14, 2010
SEPTEMBER 21, 2009
AUGUST 17, 2008
FEINBERG ASSOCIATES PC
ARCHITECTURE / SITE DESIGN / INTERIOR DESIGN
One Edison Plaza - Suite 201 - Voorhees, NJ 08083
Tel: 609.762.6100 - Fax: 609.762.6026
www.feinbergdesign.com

A-5

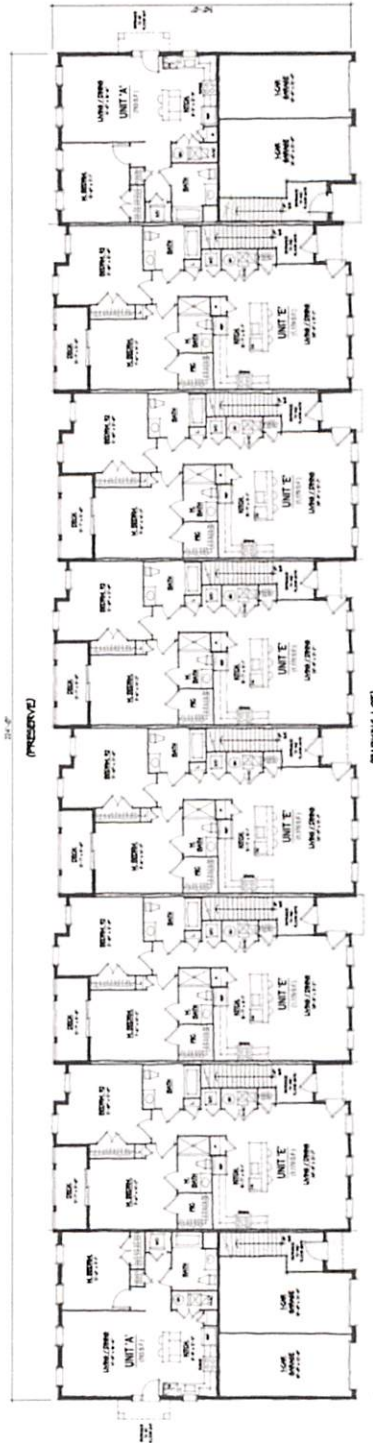
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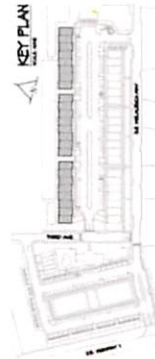
OVERALL 2ND FLOOR PLAN

SCALE 1/8" = 1'-0"



OVERALL 1ST FLOOR PLAN

SCALE 1/8" = 1'-0"



KEY PLAN

SCALE 1/8" = 1'-0"

UNIT DATA

UNIT A1	763 SF
UNIT C1	1268 SF
UNIT D1	1279 SF
UNIT E1	1079 SF

SCALE 1/8" = 1'-0"
 NORTH
 JANUARY 18, 2009
 JANUARY 18, 2009
 FEBRUARY 11, 2009

A-7

FEINBERG ASSOCIATES P.C.

ARCHITECTURE/SITE DESIGN/INTERIOR DESIGN

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TRI-PLEX PLANS
 (24 UNIT BUILDING)

TRADEWINDS APARTMENTS

HOBE SOUND, FLORIDA

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Staff Recommendation

Findings of Compliance:

- The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, zoning or procedural requirement issues associated with this application.
- Staff recommends approval of the Major Final Site Plan application.

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Development Team

- Melissa Corbet- The Milcor Group
- Terry McCarthy- McCarthy Summers Etal.
- Bill Feinberg - Feinberg & Associates
- Mike McCarty – McCarty & Associates Land Planning and Design LLC
- Dan Saskowsky- Saskowsky & Associates
- Betsy Lindsay- Betsy Lindsay Inc. Surveying and Mapping
- Mike Dooley and Bob Kaye - Developers

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