



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

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### A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: Loblolly Community Service Corporation Zoning Change

#### Brief Project Description:

Loblolly Community Service Corporation (LCSC) will be conducting an exchange of property with the Florida Inland Navigation District (FIND). The LCSC property consists of approximately 51.82-acres of land with a land use designation of Estate Density. The FIND property consists of approximately 64.3- acres with a land use of conservation. The LCSC plans to transfer 51.82-acres of that property to FIND, which will result in an even swap of upland area, land use and zoning. As part of that transfer LCSC is requesting to modify the 51.82-acre portion to a Conservation land use. This application is requesting a change to the zoning from IZ and E-1 to PC to be consistent with the requested Conservation land use.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: June 17, 2020

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: Not Applicable

Previous Project Name if applicable: Not Applicable

#### Parcel Control Number(s)

34-38-42-000-036-00000-5

34-38-42-000-037-00000-3

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Loblolly Community Service Corp

Company Representative: Brent Hanlon

Address: 7407 SE Hill Terrace

City: Hobe Sound, State: FL Zip: 33455

Phone: (772) 349-0656 Email: bhanlon@loblollyinfo.com

### C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** Same as Property Owner

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** Lucido & Associates

Company Representative: Doug Fitzwater

Address: 701 East Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: dfitzwater@lucidodesign.com

**Contract Purchaser (Name or Company):** Not applicable

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):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** Northstar Geomatics

Company Representative: Greg Fleming

Address: 617 NW Baker Road

City: Stuart, State: FL Zip: 34996

Phone: 772-781-6400 Email: gregf@nsgeo.com

**Civil Engineer (Name or Company):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** O'Rourke Engineering & Planning

Company Representative: Susan E. O'Rourke, P.E.

Address: 22 SE Seminole Street

City: Stuart, State: FL Zip: 34994

Phone: 7727817918 Email: seorourke@comcast.net

**Architect (Name or Company):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** Becker & Poliakoff

Company Representative: Jane L. Cornett

Address: 759 SW Federal Highway

City: Stuart, State: FL Zip: 34994

Phone: 772-403-8955 Email: JCornett@beckerlawyers.com

**Environmental Planner (Name or Company):** Not Applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, 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.



E. 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.

Doug Fitzwater  
Applicant Signature

2-4-21  
Date

Doug Fitzwater  
Printed Name

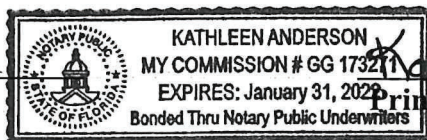
NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 4 day  
of February, 20 21, by Doug Fitzwater.

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

Kathleen Anderson  
Notary Public Signature



Kathleen Anderson  
Printed name

STATE OF: Florida at-large