

# Cove Royale PUD

2<sup>nd</sup> Amendment to the PUD zoning Agreement

Revised master and Phasing plan

Revised Phase 1 Final Site Plan

Amended PAMP

Location on Cove Road

Cove Royale PUD agreement was Approved on  
March 26, 2019

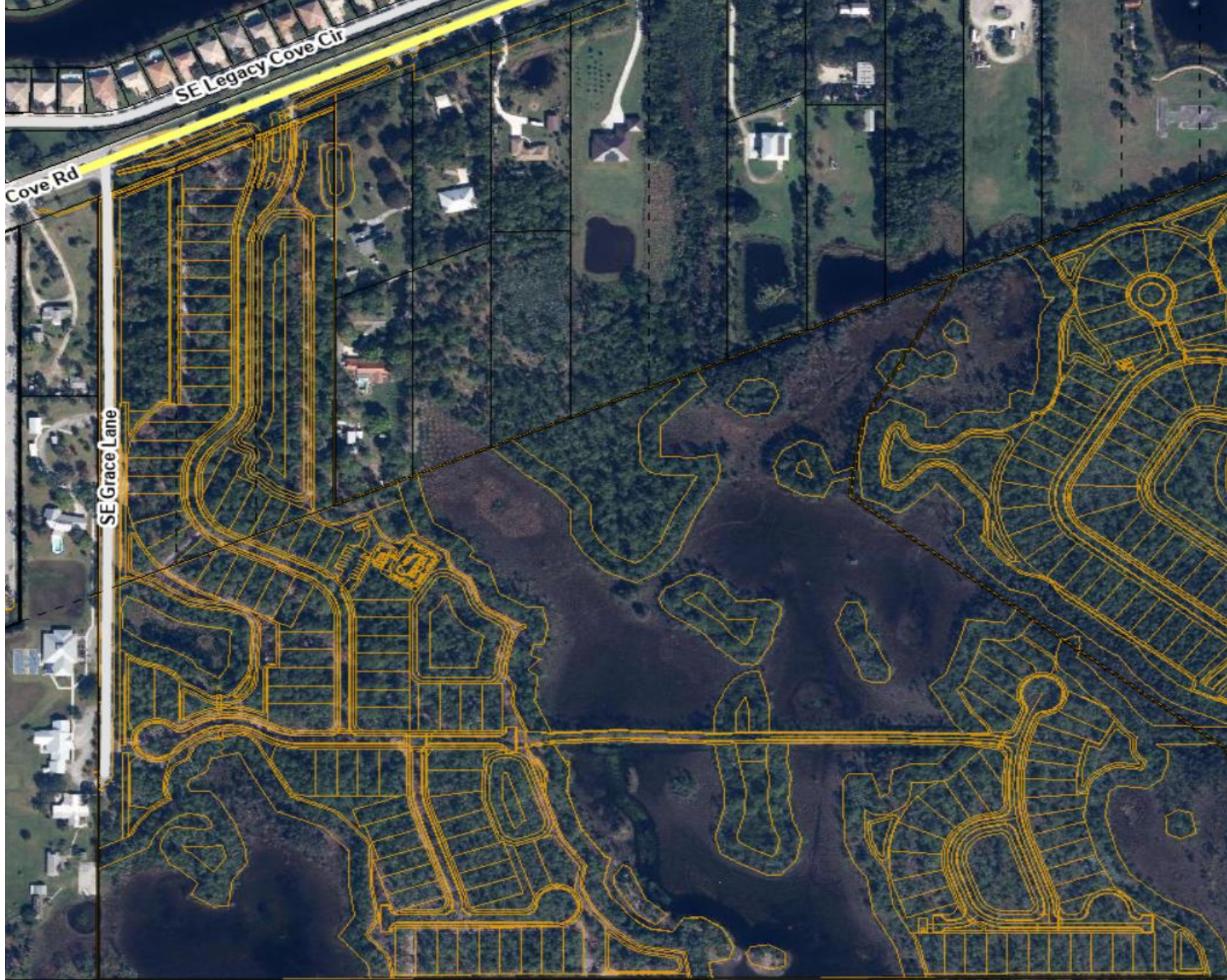
Master Site Plan to be developed in 2 phases

The development included 118 detached single family homes, amenity area and associated infrastructure

Phase 1 Final site plan was approved on May 15, 2020

Phase 1 included 81 Residential units and the amenity area







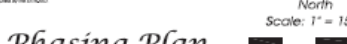
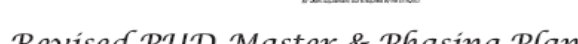
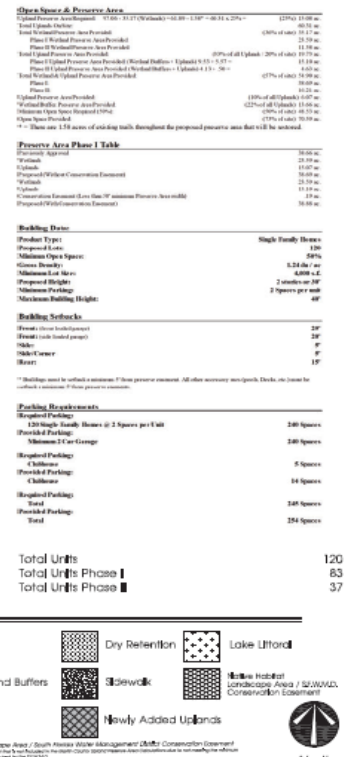


### Site Data

- [illegible]

Chillicothe River Land Use	Estimate Benthic 1	Estimate Benthic 2
Proposed Stream	Estimate Benthic 1	Estimate Benthic 2
Proposed Channel	Estimate Benthic 1	Estimate Benthic 2
<b>Maximum Number of Perennial Lotic Sites</b>	127	
<b>Total Lotic</b>	120	
<b>Total Lotic Phase II</b>	80	
<b>Maximum Benthic</b>		2,181.00
<b>Gross Density</b>		5.84 (0.0001)
<b>Total Site Area</b>	Aggus Foot 4,320,000.00 Acres	97.86 ac (0.00%)
<b>Total Impervious Area</b>	2,686,475.00	61.68 ac (0.001%)
Impervious Area: Residential	1,000,000.00	2.36 ac (0.00005%)
Right of Way (Includes School Districts & Individuals)	1,686,475.00	3.96 ac (0.00009%)
Chillicothe	1,686,475.00	3.96 ac (0.00009%)
Chillicothe Parkway	9,527.81	0.12 ac (0.000003%)
Chillicothe Road (East, West, Valley, York, Park, Etc.)	1,676,947.19	4.22 ac (0.00010%)
Business Road (East of Land)	4,000.00	0.01 ac (0.0000003%)
Business Road (West of Land)	4,000.00	0.01 ac (0.0000003%)
Proposed Lotic	170,000.00	0.40 ac (0.00001%)
Wildland	1,616,475.19	3.84 ac (0.00009%)
<b>Total Perennial Area</b>	3,540,380.00	35.42 ac (0.001%)
Right of Way	1,686,475.00	3.96 ac (0.00009%)
Chillicothe	1,686,475.00	3.96 ac (0.00009%)
Chillicothe Parkway	9,527.81	0.12 ac (0.000003%)
Chillicothe Road (East, West, Valley, York, Park, Etc.)	1,676,947.19	4.22 ac (0.00010%)
Business Road (East of Land)	4,000.00	0.01 ac (0.0000003%)
Business Road (West of Land)	4,000.00	0.01 ac (0.0000003%)
Proposed Lotic	170,000.00	0.40 ac (0.00001%)
Wildland	1,616,475.19	3.84 ac (0.00009%)
<b>Phase I</b>	2,686,475.00	79.20 ac (0.0018%)
<b>Impervious Area</b>	1,000,000.00	2.36 ac (0.00005%)
Impervious Area: Residential	1,000,000.00	2.36 ac (0.00005%)
Right of Way (Includes School Districts & Individuals)	1,686,475.00	3.96 ac (0.00009%)
Chillicothe	1,686,475.00	3.96 ac (0.00009%)
Chillicothe Parkway	9,527.81	0.12 ac (0.000003%)
Chillicothe Road (East, West, Valley, York, Park, Etc.)	1,676,947.19	4.22 ac (0.00010%)
Business Road (East of Land)	4,000.00	0.01 ac (0.0000003%)
Business Road (West of Land)	4,000.00	0.01 ac (0.0000003%)
Proposed Lotic (East of Right of Way)	1,077,000.00	2.59 ac (0.00006%)
<b>Perennial Area</b>	3,540,380.00	35.42 ac (0.001%)
Right of Way	1,686,475.00	3.96 ac (0.00009%)
Chillicothe	1,686,475.00	3.96 ac (0.00009%)
Chillicothe Parkway	9,527.81	0.12 ac (0.000003%)
Chillicothe Road (East, West, Valley, York, Park, Etc.)	1,676,947.19	4.22 ac (0.00010%)
Business Road (East of Land)	4,000.00	0.01 ac (0.0000003%)
Business Road (West of Land)	4,000.00	0.01 ac (0.0000003%)
Proposed Lotic	170,000.00	0.40 ac (0.00001%)
Wildland	1,616,475.19	3.84 ac (0.00009%)
<b>Phase II</b>	793,000.00	2.01 ac (0.00005%)
<b>Impervious Area</b>	793,000.00	1.82 ac (0.00004%)
Impervious Area: Residential	793,000.00	1.82 ac (0.00004%)
Right of Way (Includes School Districts & Individuals)	1,686,475.00	3.96 ac (0.00009%)
Chillicothe	1,686,475.00	3.96 ac (0.00009%)
Chillicothe Parkway	9,527.81	0.12 ac (0.000003%)
Chillicothe Road (East, West, Valley, York, Park, Etc.)	1,676,947.19	4.22 ac (0.00010%)
Business Road (East of Land)	4,000.00	0.01 ac (0.0000003%)
Business Road (West of Land)	4,000.00	0.01 ac (0.0000003%)
Proposed Lotic	170,000.00	0.40 ac (0.00001%)
Wildland	1,616,475.19	3.84 ac (0.00009%)
<b>Perennial Area</b>	374,496.00	0.80 ac (0.00002%)
Right of Way	171,000.00	0.42 ac (0.00001%)
Chillicothe	171,000.00	0.42 ac (0.00001%)
Chillicothe Parkway	9,527.81	0.12 ac (0.000003%)
Chillicothe Road (East, West, Valley, York, Park, Etc.)	161,475.19	0.39 ac (0.00001%)
Business Road (East of Land)	4,000.00	0.01 ac (0.0000003%)
Business Road (West of Land)	4,000.00	0.01 ac (0.0000003%)
Proposed Lotic	170,000.00	0.40 ac (0.00001%)
Wildland	165,475.19	0.37 ac (0.000009%)

## Revised PUD Master &amp; Phasing Plan







## Firewise Notes

- [illegible]

### General Notes

- [illegible]

### Site Data

Exhibing Parties (Lead/Use)	Exhibit Density (1/1 P)
Exhibing Zoning:	P1 D
Proposed Exhibing Lead Use:	Exhibit Density:
Proposed Zoning:	P1 D
Parcel (L, B, Number)	
Minimum Number of Permitted Units	
Total Units	157
Total Units Phase I	127
Total Units Phase II	30
Minimum Density	1.24 D/Ac.
Gross Density	1.24 D/Ac.
Total Site Area:	97.08 ac. 100%

Total Inspection Areas	2,084,676.45	61.64%	63.5%
Leads (includes Street Interviews, Walkabouts etc. SPPs)	600,118.01	27.14%	
Regis of "W" (includes Roadways/Club & Interlocks)	126,019.01	5.70%	
Collisions	1,462,000	69.96%	
Collisions Fatality	5,820.07	0.28%	
Collisions Person, Death, Serious, Injured, Sick, etc.	60,014.01	2.73%	
Collisions Property & Loss	17,120.07	0.73%	
Collisions Property/Personal Injuries	5,600.00	0.13%	
Programs/Events	175,140.75	8.02%	
Unaided	1,111,567.03	51.17%	
<b>Total Inspection Areas</b>	<b>2,084,676.45</b>	<b>61.64%</b>	<b>63.5%</b>

2004-2005 Actual	2003-2004 FY	2002-03 FY
Leak Copies	363,209.73	379.36
Repts of Way	36,588.26	109.36
Unfilled Refills	195,115.32	3,546.36
Unfilled Prescriptions	204,530.03	1,037.36
Concentration of Expenditure	4,007.02	0.18.36
Drug Reimbursement	54,644.78	171.36
Other/Spec. Issue	126,605.26	756.36

Phase I	3,066,406.52	78.25 ac 72.00%
<b>Improvement Area:</b>	<b>1,098,296.51</b>	<b>27.90 ac 44.0%</b>
Levee Includes Dike, Wingwalls, Walkways etc. (50%)	663,919.25	16.48 ac
Right of Way (Includes Roadway, Curb & Sidewalk)	167,128.00	4.19 ac
Curbside	1,662.00	0.04 ac
Grassland Paving	5,526.27	0.14 ac
Existing Pond, Dike, Walk, Bicycle Path, Etc.	30,654.00	0.77 ac
Existing Road (County) - 1 mile	172,320.00	4.31 ac
Existing Road (County) - 1 mile	179,862.00	4.49 ac
Existing Road (County) - 1 mile	5,000.00	0.13 ac
Normal	1,027,738.61	25.59 ac

Previous Year:	1,188,206.61	1,148 or 20.0%
Less (30%)	357,217.34	246.00
Right of Way	83,235.74	115.00
Severed Right	214,000.00	0.55
Lighted Pavement	162,668.29	3.55
Construction Encumbr	3,697.94	0.10
Day Retention	62,209.67	0.95
Other Open Area	287,275.97	0.59

### Open Space & Preserve Area

[illegible]

Preserve Area Phase I Table  
Periodically updated

Workday	23.79 sec.
Uplink	15.67 sec.
Proposed (Without Conservation Element)	30.69 sec.
Workday	23.79 sec.
Uplink	15.36 sec.
Conservation Element (Less Than 50 minutes Previous Assembly)	17 sec.
Proposed (With Conservation Element)	30.39 sec.

### Building Data

Product Type:	Single Family Homes
Progress of Lease:	130
Minimum Open Space:	90%
Green Density:	1.24 du / ac
Minimum Lot Size:	4,000 +/-
Progress of Height:	2 stories or 30'
Minimum Parking:	2 Spaces per unit
Minimum Building Height:	40'

### Building Sections

Friends (best friends group)	20 <sup>1</sup>
Friends (wide friends group)	20 <sup>2</sup>
Siblings	5 <sup>3</sup>
Siblings + Cousins	5 <sup>3</sup>
Room	10 <sup>4</sup>

<sup>1</sup> Holdings must be self-owned, continuous 7' from ground element. All other necessary materials (pipes, blocks, etc.) must be

## with the maximum F-test given by equation (1).

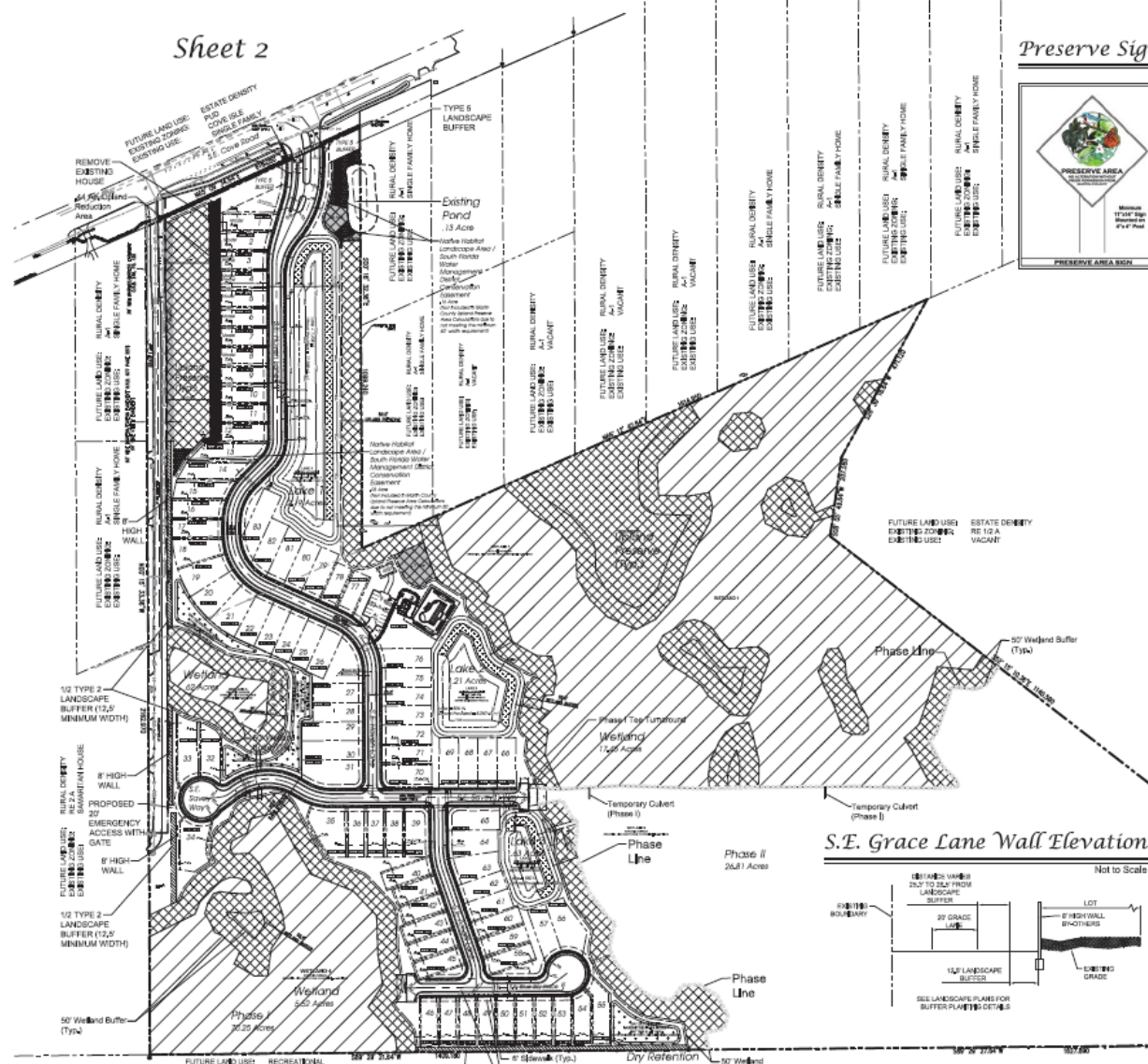
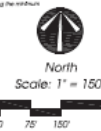
Parking Requirements - Phase 2	
Required Parking:	
400 Single Family Homes @ 2 Spaces per Unit	800 Spaces
Provided Parking:	
Minimum 2 Car Garage	800 Spaces
Required Parking:	
Commercial	3 Spaces
Provided Parking:	
Commercial	18 Spaces
Required Parking:	
Total	873 Spaces
Provided Parking:	
Total	880 Spaces

31. Stormwater management areas shall be maintained with adjacent native vegetation. In particular,
32. it shall be subject to the approved plans, contours, or cross sections in a currently issued permit for construction, drainage, or grading any plans in the final or revised final plan for any of the construction phases except upon the prior approval of the Planning and Development Services Director, as applicable. It is the responsibility of the owner or property owner association, in connection with final and the revised or final plan and drainage or grading of the redlined culvert and storm drain and adjacent rainfall areas and to ensure ongoing removal of prohibited and undesirable non-native plants from these areas.

*Legend*



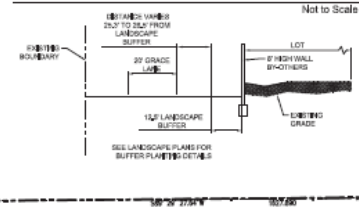
**Legend Notes:**  
Native Habitat Landscape Area / South Florida Water Management District Conservation Easement  
This area is native upland habitat that is not included in the Martin County Upland Preserve Area Calculators due to not meeting the 40% width requirement, but is required by the SFWMD.



*Preserve Sign*



*S.E. Grace Lane Wall Elevation*



# MARTIN COUNTY, FLORIDA

## AMENDED PRESERVE AREA MANAGEMENT PLAN

For:

Cove Royale

Section 34, Township 48S, Range 41E

Martin County

Florida

Prepared by:

EW Consultants, Inc.

Approved by/Date: \_\_\_\_\_

A Preserve Area Management Plan (PAMP) is required of all applicants for development approval on sites which contain wetland or upland preserve areas, pursuant to provisions of Section 4.36.A of the Martin County Land Development Regulations, Martin County Code.

This Amended PAMP for the Cove Royale project site has been developed in accordance with current Martin County PAMP standards and reflects the site plan changes currently for the Phase 1 portion of the project under review by Martin County. Once approved, it will replace the previously-recorded PAMP for the Cove Royale project site approved on February 25, 2019 (Ord. Book 3093, pages 280 to 289).



MARTIN COUNTY, FLORIDA  
DEVELOPMENT REVIEW

STAFF REPORT

Development review staff has reviewed the application and finds it in compliance with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the attached staff report and recommends approval

**A. / Application Information**

**COVE ROYALE**

**2<sup>ND</sup> AMENDMENT TO THE PUD ZONING AGREEMENT  
REVISED MASTER AND PHASING PLAN  
AND REVISED PHASE ONE FINAL SITE PLAN**

Applicant:	KH Cove Royale, LLC
Property Owner:	KH Cove Royale, LLC
Agent for the Applicant:	Cuozzo Design Group, Inc.
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	C165-005
Record Number:	DEV2021080015
Report Number:	2023_0223_Staff_Report_Final
Application Received:	11/23/2021
Transmitted:	11/23/2021
Staff Report:	03/04/2022
Resubmittal Received:	06/21/2022
Transmitted:	06/22/2022
Date of Report:	09/12/2022
Resubmittal Received:	12/16/2022
Transmitted:	12/16/2022
Date of Report:	02/08/2023
Revised Report:	02/23/2023

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Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit One.

Move that the Board approve the 2<sup>nd</sup> Amendment to the Cove Royale PUD Zoning Agreement including the Revised Master and Phasing Plans

Move that the Board adopt a resolution approving the Revised Phase 1 Final Site Plan.

Move that the Board Approve the Amended Preserve area Management Plan.