

CPA 19-25, Hobe Sound FLUM
Public Comment



Cotleur &
Hearing

LC20000385

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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March 9, 2020

Nicki van Vonno, Growth Management Director
2401 SE Monterey Road
Stuart, FL. 34996

Re: Notice of Public Hearings for CPA 19-25, the proposed Amendment of Future Land Use Map & Zoning Atlas for Hobe Sound Community Redevelopment Area (CRA); and adoption of Article 12 Division 5, Hobe Sound Community Redevelopment Code, Land Development Regulations (LDR)

Dear Martin County,

We have received your notice of public hearings correspondence dated February 20, 2020. We are in favor and support the proposed CRA land use designation change.

Thank you for all you do in the County.

Sincerely,

Donaldson Hearing
Principal

RECEIVED

MAR 13 2020

GROWTH MANAGEMENT
DEPARTMENT

From: [Michael Houston](#)
To: ["Dana Little"](#)
Cc: [Irene Szedlmayer](#)
Subject: FW: Div. 5 Hobe Sound CRA Streets
Date: Wednesday, April 1, 2020 9:03:56 PM
Attachments: [Hobe Sound Village - Final Site Plan 10-31-16.pdf](#)



Hello Dana,

I hope everyone is well. I have been reviewing the draft of the Hobe Sound regulating plan that is on tomorrow night's LPA agenda and while most of it looks great we have a number of concerns related to our clients 13-15 acres on the west side of U.S.1 and just south of Bridge Road (submitted site plan attached). It is still an active application in the County, although on hold based on significant storm water issues from Banner Lake. The future streets shown on the regulating plan and defined on page 27 do not reflect the desire of the Banner Lake residents who we met with three times and does not reflect the storm water and upland preserve issues found on the site. The NAC reviewed this plan and I believe approved it prior to the storm water issue.

Meeting the standards described in the Future Streets requirements could prove very difficult and clearly don't reflect this site plan which is showing connectivity on the north and onto U.S. 1 from the Pine School. Let's discuss tomorrow if that's possible. Thanks.

Best Regards,

Michael Houston, ASLA
President

mhouston@hjadstudio.com

T> 772.678.7200 ext. 216

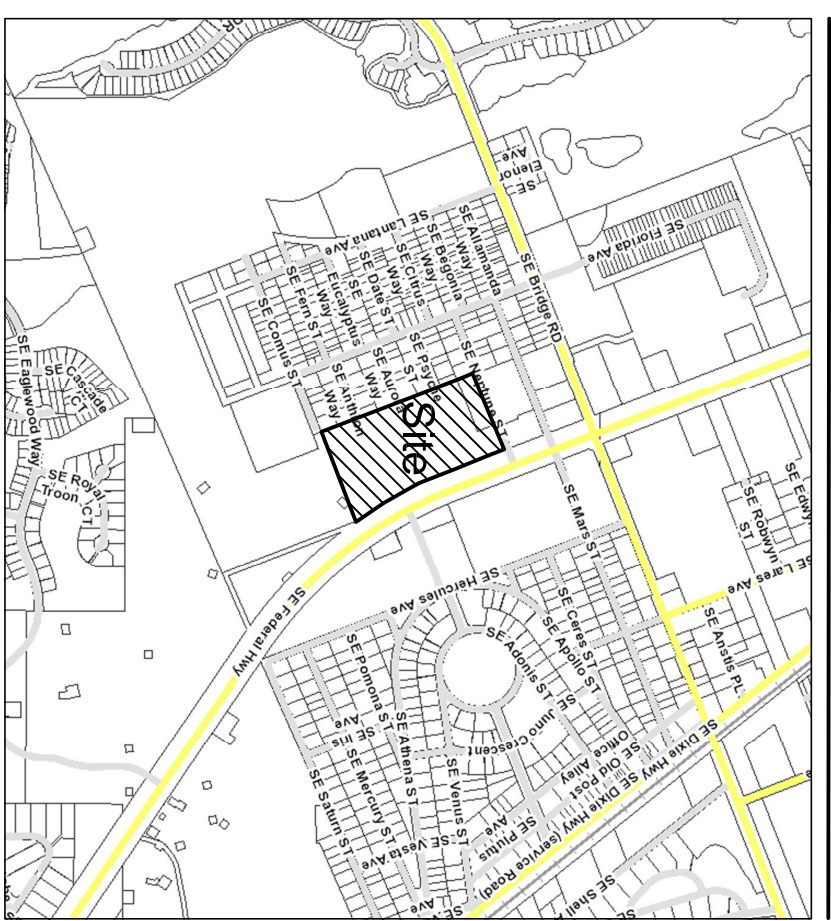
F> 772.678.7201

HJA Design Studio

50 East Ocean Blvd. Suite 101

Stuart, FL 34994

Location Map



Site Data

Total Site Area	14.88 Ac (648,173 sq ft)
Future Land Use	COR & Low Density
Existing Zoning	COR-2 & RM-5
Total Units	90
Gross Site Density (90 DU / 14.88 Ac)	6.05 DU/AC
Product Type	2-Story SF Townhomes
Max. Building Height	30'
Required Open Space	50% (7.44 Ac)
Provided Open Space	61.4% (9.13 Ac)
Property Control #	34-38-42-000-185-00002-7-34-38-42-000-185-00001-8-34-38-42-000-185-00001-8

Density Calculations

Zoning	
COR-2: 5.13 Ac. (10 Du / Ac.)	51 Units 42 Units
RM-5: 9.75 Ac. (5 Du / Ac.)	48 Units 48 Units

Upland Preservation Data

Total Site Area	14.88
Existing Wetlands	0
Existing Scrub, Pine & Hardwoods	7.98
Required Preservation (14.88 x 25%)	3.72 (25%)
Provided Preservation (47 % of Existing Habitat)	3.73 (25.1%)
Upland Preserve Areas	3.73

Previous Area / Open Space

Upland Preserve Area	3.73	25.1
Dry Retention Area	2.30	15.5
Other Open Space	3.10	20.8

Impervious Area

Building Coverage	2.56	17.2
Roadways, Driveways & Sidewalks	3.19	21.4

Parking Data

Sub-total	5.75	38.6
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Provided Parking

198 Spaces

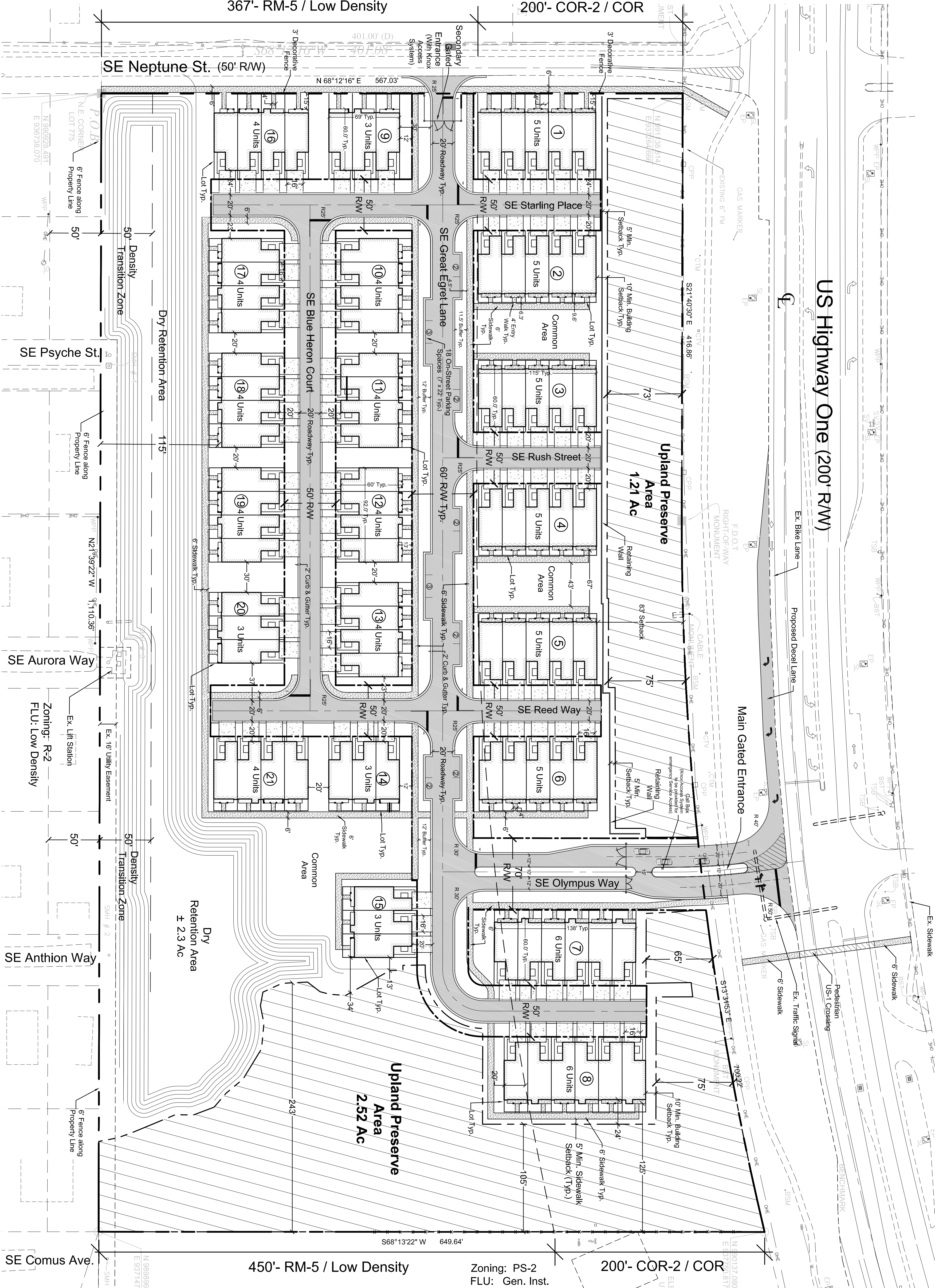
On-Street / Guest Parking (10%)

Legal Description

BEING A PORTION OF THE GOMEZ GRANT, LYING WEST OF U.S. HIGHWAY ONE; SOUTH OF NEPTUNE STREET; EAST OF THE EAST LINE OF OLYMPIA PLAT NO. 4, PLAT BOOK 2, PAGE 45 AND NORTH OF THE EASTERLY PROLONGATION OF CONUS AVENUE. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OLYMPIA PLAT NO. 4, 1. THENCE NORTH 88° 13' 00" E. ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NEPTUNE STREET, FOR A DISTANCE OF 566.93 FEET; THENCE NORTH 81° 39' 20" W. ALONG THE SAID WESTERLY RIGHT OF WAY LINE, 121.392222 W. 1. FOR A DISTANCE OF 418.43 FEET TO A POINT OF CURVATURE OF CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2964.95 FEET AND A CENTRAL ANGLE OF 132° 13' 15"; ALONG AN ARC DISTANCE OF 100.22 FEET; THENCE NORTH 86° 13' 15" E. FOR AN ARC DISTANCE OF 100.22 FEET; THENCE NORTH 71° 37' 15" E. ALONG THE EASTERN PROLONGATION OF THE NORTH RIGHT OF WAY LINE OF CONSUMMATION AVENUE, FOR A DISTANCE OF 649.22 FEET; THENCE NORTH N21° 39' 22" W. ALONG THE SAID EAST LINE OF OLYMPIA PLAT NO. 4, FOR A DISTANCE OF 1110.29 FEET TO THE POINT OF BEGINNING.

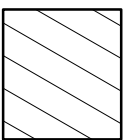
SUBJECT TO A 50 FOOT INGRESS-EGRESS EASEMENT, WHOSE EXACT LOCATION IS TO BE DETERMINED LATER, BUT WHICH IS SHOWN HEREON FOR GENERAL LOCATION.



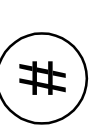
General Notes

1. All signs shall meet the requirements of Division 16, Article 4, LDR, Martin County Code.
2. All certificate vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. The applicant will notify the Growth Management Department for the field inspection by staff to determine if landscapes have been properly planted prior to any final planting.
4. Preservative areas may not be altered except in compliance with the approved Preservative Area Management Plan (PAMP).
5. All natural resources shall be privately owned and maintained by the Hobe Sound Village Property Owners Association.
6. Storage of construction materials in preservative areas is not permitted.
7. Fill is not allowed to encroach into preservative areas.
8. Filling of wetlands is prohibited.
9. All models, sales centers and construction matters shall be permitted in accordance with Article III, Martin County zoning code.
10. No alteration of Wetland Preserves, Upland Preserve, or Transition Zones is permitted except in compliance with a Preservative Area Management Plan approved by Martin County.
11. For existing or proposed utilities, no tree shall be planted within 10 feet of any existing or proposed utility line. Long trees (1' 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 trees (1' height at maturity between twenty (20) and thirty feet) (1' height at maturity of less than (20) feet) require no offset.
12. No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad-mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
13. Water and sewer to be provided by South Main Regional Utilities (SMRU).
14. All recreation and common areas, as well as utility and drainage easements to be dedicated to the Home Owners Association.
15. All preservative areas shall be adjacent to single-family or multi-family lots shall be clearly marked with signs indicating that the area is a preservative area, subject to a recorded preservative area management plan in the Martin County Clerk's Office. Martin County Deed Book 100, Page 100, shall be recorded in the Martin County Clerk's Office.
16. All areas not within this shall be common areas maintained by the Home Owners Association (H.O.A.).
17. All Property Owners Association (P.O.A.) shall be planted into the dedication of covenants and restrictions prior to plat recordation.
18. The infeasible 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.
19. Knox Access System to be provided at both main and second gated entrances for emergency service access.
20. Proposed building construction methodology, as identified on a submitted Florida wildfire risk assessment screenshot, will need to be converted to requisite documents and plans or approval from the Development order. Final Site Plan, Declaration of Covenants and Restrictions approved with plat, and future building permits.

Legend



Upland Preserve Area - 3.73 Ac.



Building Reference Number

Scale: 1" = 50'



Zoning: PS-2
FLU: Gen. Inst.

Hobe Sound Village

Martin County
Major Final Site Plan

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job No. 13006
 Drawn By TT
 Checked By MH
 Approved By MH
 Submittal Dates 06-11-15
 Resubmittal Dates 12-02-15
10-31-16

Sheet **1** of **1**