

Art. 12, Div. 5,  
Hobe Sound Community Redevelopment Code  
and  
Amendment of Zoning Atlas

Public Comment

Attn; Nicki Van Vonno

3/16/2020

From; Franklin J Carofano 772-546-2063 Commercial property owner of lots 31,32,33 Pettway Park Sub-division zoned Limited Commercial in the state comprehensive plan and Local zoning. I

Purchased this commercial property more than thirty years ago and have paid property taxes in excess to \$ 100,000.00 to date because Of the specific permitted uses in the Limited Commercial Zone.

I attended the proposed CRA meeting in Hobe Sound on 3/11/2020 where Dana Little (Urban Design Director ) stated many times that the Goal of the proposed CRA plan was not take any property owners rights away. However, after reviewing the proposed permitted uses this proposed plan actually has down zoned the Limited Commercial permitted uses for my Property today by more than Ten ( LC ) currently permitted uses ( ie. Funeral homes, storage facilities, veterinary services, plant nurseries & landscape svc, parking lots & Garages, etc. etc. ). The Plan alludes to a section that allows the Growth Management Dir. To allow more permitted uses at the GM dir. discretion. That may be true however, This plan must be very specific and list in detail all permitted uses in the current LC Today

I would like to bring to your attention that the three lots lot 31,32,33 are small lots ( each lot is less than one third acre each ) and have been lot of record for more fifty years. The property has 384 frontage feet on Frderal Hwy ( Rt 1 )a road that has heavy traffic which will only increase in the future, unlike the residential lots at the rear of this sub-division. Kindly contact me for a discussion and meeting ASAP on this very important and timely subject.

Thank You for your timely response,

F J C

A handwritten signature in cursive script, appearing to read "Franklin J. Carofano", written in dark ink.

Franklin J Carofano 772-546-2063

E-MAIL [hobesoundguy@aol.com](mailto:hobesoundguy@aol.com)

**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](#)

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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.

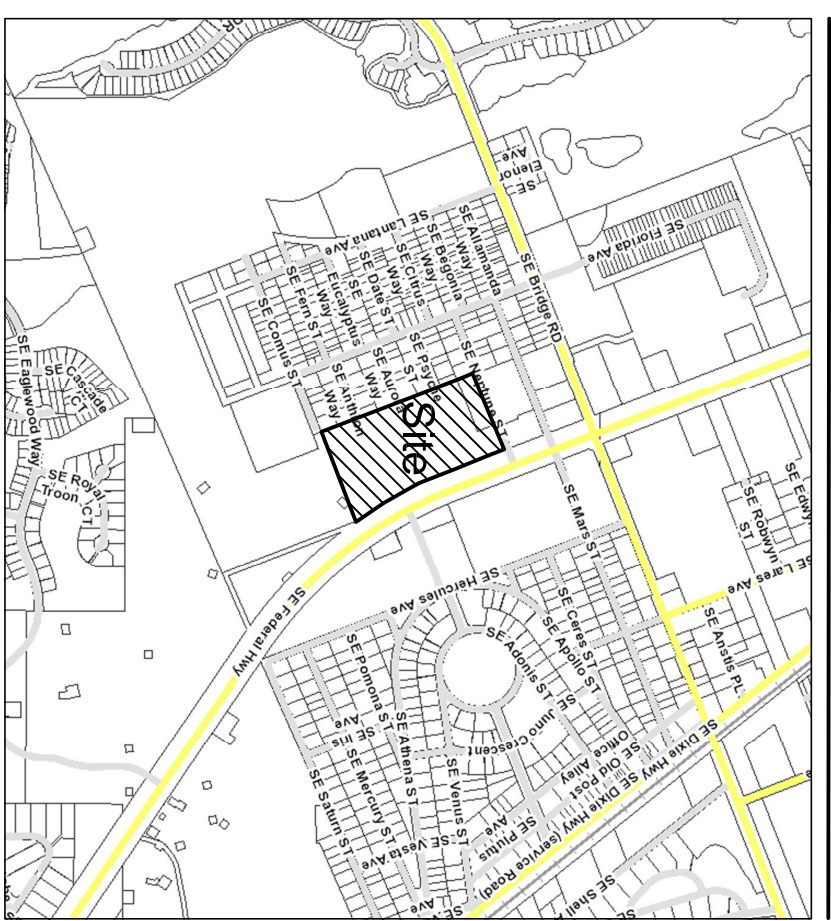
Meeting the standards described in the Future Streets requirements could prove very difficult and clearly don't reflect this site plan which is showing connectivity on the north and onto U.S. 1 from the Pine School. Let's discuss tomorrow if that's possible. Thanks.

Best Regards,

**Michael Houston, ASLA**  
**President**  
[mhouston@hjadstudio.com](mailto: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	51 Units	42 Units
COR-2: 5.13 Ac. (10 Du / Ac.)	48 Units	48 Units
RM-5: 9.75 Ac. (5 Du / Ac.)	99 Units	90 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

Required Parking (2 per unit)	180 Spaces
Provided Parking	198 Spaces

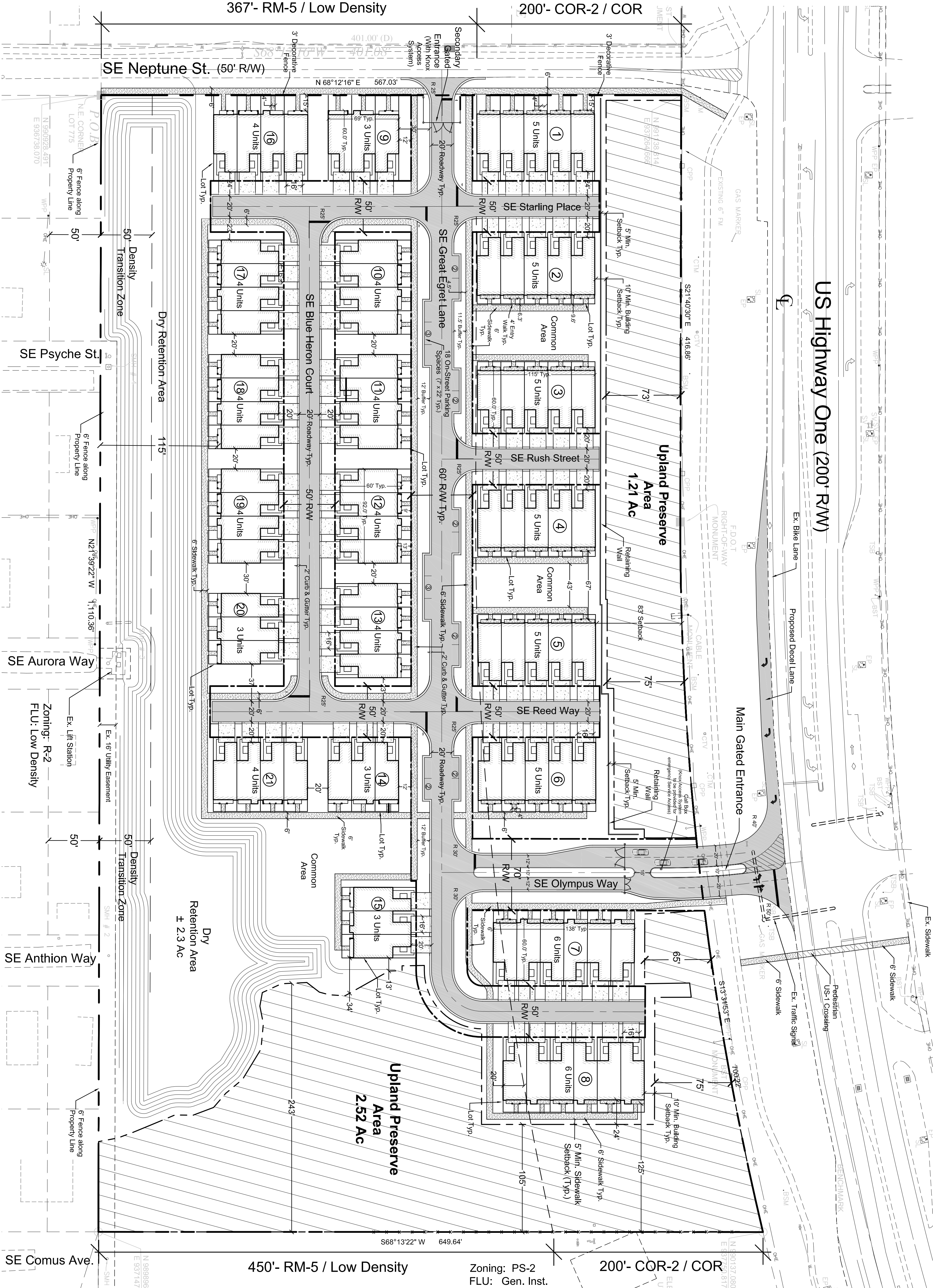
On-Street / Guest Parking (10%)

## 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° 13'07". ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NEPTUNE STREET FOR A DISTANCE OF 566.93 FEET; THENCE NORTH S21° 39'20"E. ALONG THE SAID WESTERLY RIGHT OF WAY LINE N. 821° 39'20"E. ALONG THE SAID EASTERNLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, FOR A DISTANCE OF 418.43 FEET TO A POINT OF CURVATURE OR CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 2964.95 FEET AND A CENTRAL ANGLE OF 13° 13'15"; FOR AN ARC DISTANCE OF 100.22 FEET; THENCE NORTH 86° 13'21"W. ALONG THE SAID EASTERLY PROLONGATION OF THE NORTH RIGHT OF WAY LINE OF CONSUMERS 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.

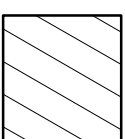
SUBJECT TO A 50 FOOT INGRESS-EGRESS EASEMENT, WHOSE EXACT LOCATION IS TO BE DETERMINED LATER, BUT WHICH IS SHOWN HEREON FOR GENERAL LOCATION.



## General Notes

1. All signs shall meet the requirements of Div. 16, Article 4.
2. LDR, Main County Code.
3. Certificate of Occupancy.
4. The applicant will notify the Growth Management Department for the field inspection by staff to determine if handicaps have been properly placed prior to any final sealing.
5. Preservative areas may not be altered except in compliance with the approved Preservative Area Management Plan (PAM).
6. All internal roads shall be privately owned and maintained by the Hole Sound Village Property Owners Association.
7. Storage / construction materials in preservative areas is not permitted.
8. Fill is not allowed to encroach into preservative areas.
9. Roads, sales centers and construction trailers shall be constructed in one phase.
10. All developments shall be constructed in accordance with the provisions in accordance with Article III, Main County zoning code.
11. No alteration of Wetland Preserves, Upland Preserve, or Transition Zones is permitted except in compliance with a Preservative Area Management Plan approved by Main County.
12. For existing or proposed utilities, no tree shall be planted within 10 feet of any utility pole, cross arm, or transformer lines. Large trees (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 (height at maturity between twenty (20) and thirty (30) feet) shall be offset at least twenty (20) feet and small trees (height at maturity of less than 20) feet require no offset.
13. No free standing hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or post mounted transformer. Plants should be planted at a distance equal to or greater than the average trunk length plus two (2) feet from power lines.
14. Water and sewer to be provided by South Martin Regional Utilities (SMRU).
15. All recreation and common areas, as well as utility and drainage easements to be dedicated to the Home Owners Association.
16. All areas not within this shall be common areas maintained by the Property Owners Association, (P.O.A.)
17. The developer shall provide for the maintenance and the recordation of covenants and restrictions prior to plat recordation.
18. The timetable of development for this 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 access road entrances for emergency service access.
20. Proposed building construction methodology, as identified on the submitted Florida wildlife risk assessment screening), will need to be conveyed to requisite documents and plans for approval under the Development order. Final Site Plan, Declaration of Covenants and Restrictions approved with plat, and future building permit(s).

## Legend



Upland Preserve Area - 3.73 Ac.



Building Reference Number

Scale: 1" = 50'



North

# Hobe Sound Village

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Martin County  
Major Final Site Plan

The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the Landscape Architect. They are not to be used by the designer, and were created, evolved, and developed for use on and in connection with the specified project. None such ideas, designs, arrangements, or plans shall be used or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

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

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





Cotleur &  
Hearing

LC2000535

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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:** [Dana Little](#)  
**To:** [Brennan Keeler](#)  
**Cc:** [Jessica Seymour](#); [Susan Kores](#); [Irene Szedlmayer](#)  
**Subject:** RE: CRA Center vs. CRA Neighborhood  
**Date:** Wednesday, April 15, 2020 2:56:40 PM

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Hi Brennan.

Thank you for your astute inquiry and your continued interest in this effort. We have tried to answer your questions below.

Please let us know if more clarification is needed.

Take care,

Dana

**From:** Brennan Keeler <brennan@pbcpcb.org>  
**Sent:** Wednesday, April 15, 2020 1:51 PM  
**To:** Dana Little <dlittle@tcrpc.org>  
**Subject:** Re: CRA Center vs. CRA Neighborhood

I meant CRA Center future land use designation, not subdistrict in the first sentence.

photo



**Brennan Keeler**

Legal Counsel, Palm Beach County PBA

[561-689-3745](tel:561-689-3745) |

[brennan@pbcpcb.org](mailto:brennan@pbcpcb.org) | [www.pbcpcb.org](http://www.pbcpcb.org) | 2100 N.

Florida Mango Rd, West Palm Beach, FL 33409

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On Wed, Apr 15, 2020 at 1:48 PM Brennan Keeler <[brennan@pbcpcb.org](mailto:brennan@pbcpcb.org)> wrote:

Good afternoon Dana,

On the attached slide from your presentation, the CRA Center subdistrict includes Core and General, while the CRA Neighborhood includes Multifamily Homes and Detached Homes. I noticed on the FLUM that Zeus Park has been designated CRA Neighborhood. This does not make sense to me because there are areas within Zeus Park that will be in the General subdistrict. This is inconsistent with your slide. Can you explain the disconnect or am I simply misreading it?

*The CRA General Subdistrict (zoning) is permitted within the CRA Center and CRA Neighborhood FLU. We are trying to balance what currently is allowed within the existing zoning and FLU districts and overlays, in doing so we have some cases where the General*

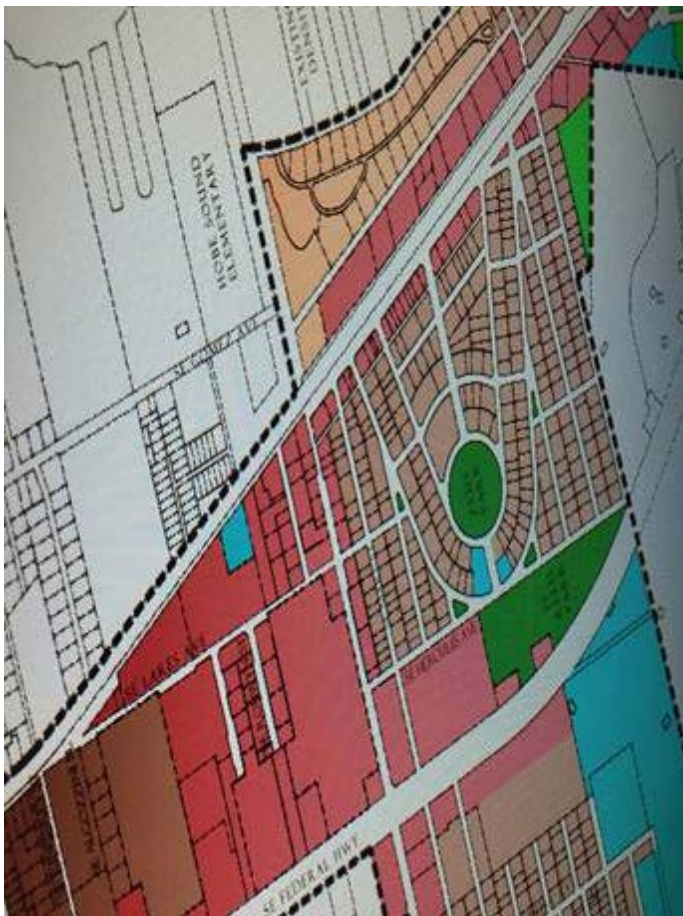
*Subdistrict is applied in both the Center & Neighborhood FLU.*

Why is urban farming limited to the Railroad Corridor subdistrict?

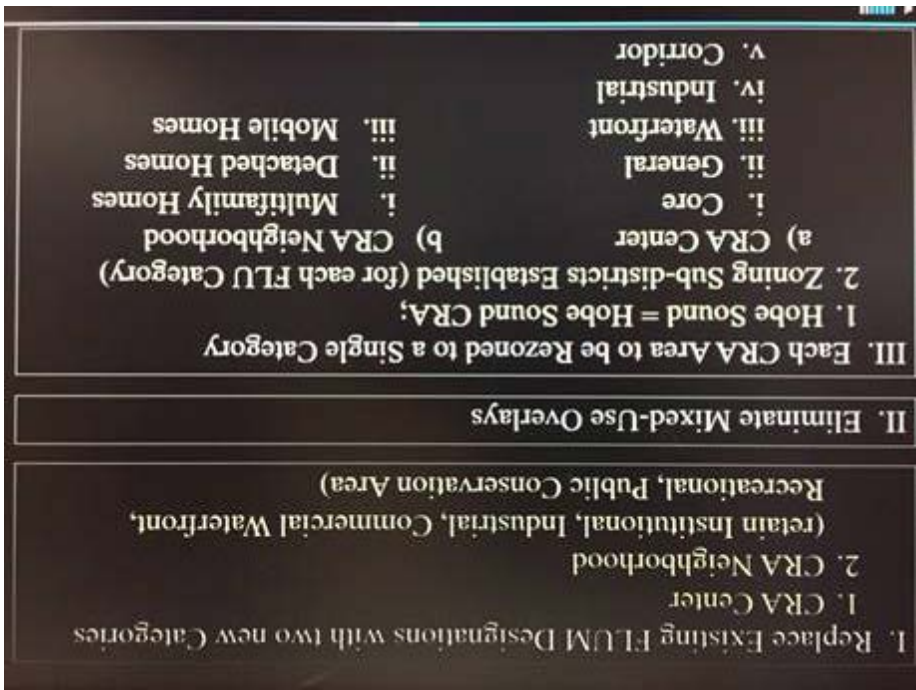
*Urban farming is a new use group that we have recommended. Its includes two new uses of Agri-hood and Urban Agriculture. These uses and Farmer's Market are not currently permitted within Hobe Sound CRA (there was some community discussion about allowing this use within the CRA). We felt that the new Railroad Corridor Subdistrict would be the most appropriate place to allow this use (versus in the neighborhoods or Center).*

Lastly, I noticed some parcels have been changed from General to Multi-family in Zeus Park. What was the rationale for this? Did the parcel owners request the change?

*The General subdistrict would have expanded the permitted uses from what is currently permitted today. Many of those parcels currently have an RM-5 zoning category which allows multi-family. Again, this was a decision based upon what is currently allowed and not impeding upon anyone's rights.*







All the best,



**Brennan Keeler**  
Legal Counsel, Palm Beach County PBA  
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