

**BCC MEETING DATE:** March 9, 2021  
**AGENDA ITEM:** PHQJ-1

**MARTIN COUNTY, FLORIDA  
SUPPLEMENTAL MEMORANDUM**

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**TO:** Honorable Members of the Board of County Commissioners **DATE:** March 2, 2021

**VIA:** Taryn Kryzda  
County Administrator

**FROM:** Peter Walden, AICP, Principal Planner

**REF:** 21-0454

**SUBJECT: TRADEWINDS OF HOBE SOUND REQUEST FOR MAJOR FINAL SITE  
PLAN APPROVAL (A046-009)**

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Pursuant to the proposed developer order:

*Developer shall be responsible for accepting applications and obtaining income certification for the required affordable housing units. All forms shall be provided to Martin County Human Services for its review and approval prior to utilization. The completed applications and income certification documentation received by Developer shall be submitted to Martin County Human Services for its review and concurrence on the eligibility of the applicant prior to occupancy of any affordable housing unit by the applicant. In addition, Developer shall file annual reports on a form approved by Martin County Human Services documenting compliance with the affordable housing requirements of Section 4.13A.7.(5), Comprehensive Growth Management Plan. The annual reports will be due starting one (1) year from the date of development order approval. The review of applications and annual reports by Martin County Human Services shall be subject to a fee as established by the Board of County Commissioners.*

In order to implement the proposed fee, a resolution amending the existing Development Review Fee Schedule is required. The proposed resolution is attached which would provide for a fee for any affordable housing project that has received a density bonus and is obligated to maintain the affordable housing units. The Martin County Human Services has evaluated the time required to review completed applications, income certification documentation and annual reports and determined that a fee of \$35.00 per application and annual report is appropriate.

Staff recommends approval of the attached resolution in addition to the resolution approving the Tradewinds major development final site plan.

Reviewed by County Attorney's Office

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