



## Legislation Details (With Text)

**File #:** 21-0454

**Type:** Public Hearing Quasi Judicial **Status:** Passed

**In control:** Board of County Commissioners

**On agenda:** 3/9/2021 **Final action:** 3/9/2021

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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2021\_0209\_A046-009\_Staff\_Report\_Finaldocx.pdf, 2. 2021\_0215\_A046-009\_Reso\_to\_Approve.pdf, 3. 2021\_0210\_A046-009\_FSP.pdf, 4. 2020\_1110\_A046-009\_Apprvd\_PAMP.pdf, 5. 2021\_0209\_A046-009\_Application\_Materials.pdf, 6. 2021\_0209\_A046-009\_Architectural\_Plans.pdf, 7. 2021\_0205\_A046-009\_LP.pdf, 8. 2021\_0209\_A046-009\_Disclosure\_of\_Interest.pdf, 9. 2021\_0203\_A046-009\_LegalAd.pdf, 10. 2021\_0209\_A046-009\_SAMPLE LETTER TO SURROUNDING PROPERTY OWNERS.pdf, 11. 2021\_0209\_A046-009\_Sign\_Posting.pdf, 12. 2021\_0215\_A046-009\_Reso\_Denial.pdf, 13. Supplemental\_Memo.pdf, 14. 2021 Resolution Development Review Fee Schedule.pdf

Date	Ver.	Action By	Action	Result
3/9/2021	1	Board of County Commissioners	approved	Pass

**PLACEMENT:** Public Hearings - Quasi-Judicial

### TITLE:

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

### EXECUTIVE SUMMARY:

Laurel Lane Holdings, LLC, requests major final site plan approval for the development of a 177 multi-family unit project on an undeveloped approximate 12.8-acre parcel located on the east side of SE Federal Highway approximately one mile south of SE Osprey Street in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

**PREPARED BY:** **Name:** Peter Walden, AICP  
**Title:** Principal Planner

**REQUESTED BY:** Laurel Lane Holdings, LLC, Michael Dooley

**PRESET:**

**PROCEDURES:** Quasi-Judicial

### BACKGROUND/RELATED STRATEGIC GOAL:

Laurel Lane Holdings, LLC has requested approval of a major final site plan for the development of a 177 multi-family unit project on an undeveloped approximate 12.8-acre parcel located on the east side of SE Federal Highway approximately one mile south of SE Osprey Street in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

The zoning district designation for the property is RM-10, High Density Residential District with a future land use designation of High Density. The RM-10 zoning district permits multi-family residential development up to a maximum gross density of 10 units per acre. However, Section 4.13A.7.(5), Comprehensive Growth Management Plan, Martin County Code, permits final site plans to be approved for a maximum gross density of 15 units per acre on land with a High Density Future Land Use Designation, if the developer commits to providing affordable housing to eligible households as defined by Section 2.4, Comprehensive Growth Management Plan and complies with all other enumerated standards. Accordingly, pursuant to a commitment by Laurel Lane Holdings, LLC, to provide Work Force housing, a density bonus of forty-nine (49) units is proposed. The resulting residential density of the development would be 13.81 units per acre.

The project will provide additional open road access from SE Federal Highway to SE Dixie by improving and opening an existing platted right-of-way bordering the south side of the property (Kimberly Way). Proposed preserve areas contain rare and unique habitat that account for approximately 25% of the development area. Storm water management is proposed via on-site dry detention areas and exfiltration trenches. Proposed amenities for the development include a club house, gym, swimming pool and dog park.

The following items are attached:

Staff Report  
Final Site Plan  
Resolution to Approve  
PAMP  
Application Materials  
Architectural Plans  
Landscape Plans  
Disclosure of Interest  
Legal Ad  
Sample Notice Letter  
Sign Posting Affidavit  
Resolution to Deny

### **ISSUES:**

There are no unresolved issues related to this application.

### **LEGAL SUFFICIENCY REVIEW:**

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

## **RECOMMENDED ACTION:**

### **RECOMMENDATION**

Move that the Board receive and file the agenda item and all its attachments including the staff report as Exhibit 1.

Move that the Board approve the Final Site Plan and Preserve Area Management Plan (PAMP) for Tradewinds at Hobe Sound and adopt the resolution of approval including the requirement that commencing with the date of initial occupancy, forty-nine (49) units of the dwelling units shall at all times remain as affordable housing units.

### **ALTERNATIVE RECOMMENDATIONS**

Move that the Board continue the request for major final site plan approval to a date certain.

## **FISCAL IMPACT:**

### **RECOMMENDATION**

The applicant has paid the \$9,127.00 application fee and the \$290.00 Completeness fee.

### **ALTERNATIVE RECOMMENDATIONS**

None

## **DOCUMENT(S) REQUIRING ACTION:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter          | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application         | <input type="checkbox"/> Notice                | <input type="checkbox"/> Ordinance            |
| <input type="checkbox"/> Other:                      | <input checked="" type="checkbox"/> Resolution |   |

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