



Agenda Item Summary

File ID: 21-0454

PHQJ-1

Meeting Date: 3/9/2021

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:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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