



Agenda Item Summary

File ID: 21-0899

DPQJ-1

Meeting Date: 7/13/2021

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST PLAT APPROVAL FOR THE HOBE SOUND COURTYARDS PROJECT (A066-005)

EXECUTIVE SUMMARY:

Hobe Sound Townhouse II, LLC requests approval of the Hobe Sound Courtyards plat. Hobe Sound Courtyards is a 20-lot residential townhome development on an approximate 6.42-acre parcel located west of SE Dixie Highway between SE Kingsley Street and SE Algozzini Place in Hobe Sound. Included is a request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Peter Walden, AICP

Title: Principal Planner

REQUESTED BY: HJA Design, Michael Houston

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

Hobe Sound Townhouse II, LLC has requested approval of the Hobe Sound Courtyards plat. Hobe Sound Courtyards is a 20-lot residential townhome development on approximately 6.42 undeveloped acres in Hobe Sound. The property is located between US Highway One to the west and SE Dixie Highway to the east. Included with this application is a request for a Certificate of Public Facilities Exemption.

The property is in the Hobe Sound Community Redevelopment Area (CRA) . On June 16, 2020, the Board of County Commissioners approved land use and zoning changes for the Hobe Sound CRA. The Future land use for the project is now CRA Neighborhood and the zoning subdistrict is Multi-family.

Access to the property is proposed via Algozzini Place that borders the southern property line. Secondary access is proposed by SE Kingsley Street to the north which is a platted right-of-way and was recently added to the County inventory of open roads.

A 1.63-acre preserve is proposed as the site is vegetated with sand pine scrub. Potable water, sanitary sewer and irrigation water is to be supplied by South Martin Regional Utilities (SMRU).

Final site plan approval was received on May 20, 2020. The site has been under construction and the infrastructure is near completion. SE Kingsley Road was improved and opened as part of the development order process.

The following supporting items are attached:

Staff Report

Plat

Approved Final Site Plan

Application Materials

Disclosure of Interest

Sign Certification

Draft Resolution for Denial

ISSUES:

The draft Contract for Construction of Required Improvements and Infrastructure is being finalized and will be submitted by Supplemental Memorandum.

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 Plat for Hobe Sound Courtyards including the Contract for Construction of Required Improvements and Infrastructure.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the Hobe Sound Courtyards Plat request to a date certain.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$13,600.00 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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