



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

THE COVE AT HOBE SOUND MINOR FINAL SITE PLAN

Applicant:	Core 4 Hobe Sound, LLC
Property Owner:	Core 4 Hobe Sound, LLC
Agent for the Applicant:	McCarty & Associates, Michael McCarty
County Project Coordinator:	Liz Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	C170-001
Record Number:	DEV2021090011
Report Number:	2023_1227_C170-001_Staff_Report_Final
Application Received:	10/27/2021
Transmitted:	11/05/2021
Date of Report:	12/08/2021
Resubmittal Received:	04/04/2022
Transmitted:	04/12/2022
Staff Report	05/10/2022
Resubmittal Received:	10/10/2022
Transmitted:	10/10/2022
Staff Report:	12/06/2022
Application Received:	12/01/2023
Transmitted:	12/04/2023
Staff Report:	12/27/2023

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B. Project description and analysis

This is a request by McCarty & Associates on behalf of Core 4 Hobe Sound LLC for approval of a minor final site plan to develop 38 townhomes and associated infrastructure. The approximately 4.88-acre undeveloped site is located on SE Rohl Way approximately 150 feet west of SE Dixie Highway. The site is located in the multifamily subdistrict of the Hobe Sound CRA. Included in this application is a request for a Certificate of Public Facilities Reservation.

Access to the property is proposed from SE Rohl Way.

The present proposed Site Plan reconfigures the existing native upland habitat preserve area and requests a modification to the Preserve Area Management Plan.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Liz Nagal	772-320-3056	Non-Comply
G	Site Design Review	Liz Nagal	772-320-3056	Comply
H	Community Redevelopment Review	Jana Cox	772-288-5461	Comply
H	Commercial Design Review	Liz Nagal	772-320-2056	NA
I	Property Management Review	Ellen MacArthur	772-221-1334	NA
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjoholm	772-288-5909	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	NA
M	Engineering Review	Stephanie Piche	772-	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Non-Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	NA
Q	ADA Review	Stephanie Piche	772-288-4858	Comply
R	School Board Review	Mark Sechrist	772-2191200	Comply
R	Health Department Review	Nicholas Clifton	772-221-4090	NA
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Liz Nagal	772-320-3056	Ongoing

D. Review Board action

This application complies with the threshold for processing as a minor development, pursuant to Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2019). As such, final action will be taken by the Growth Management Director.

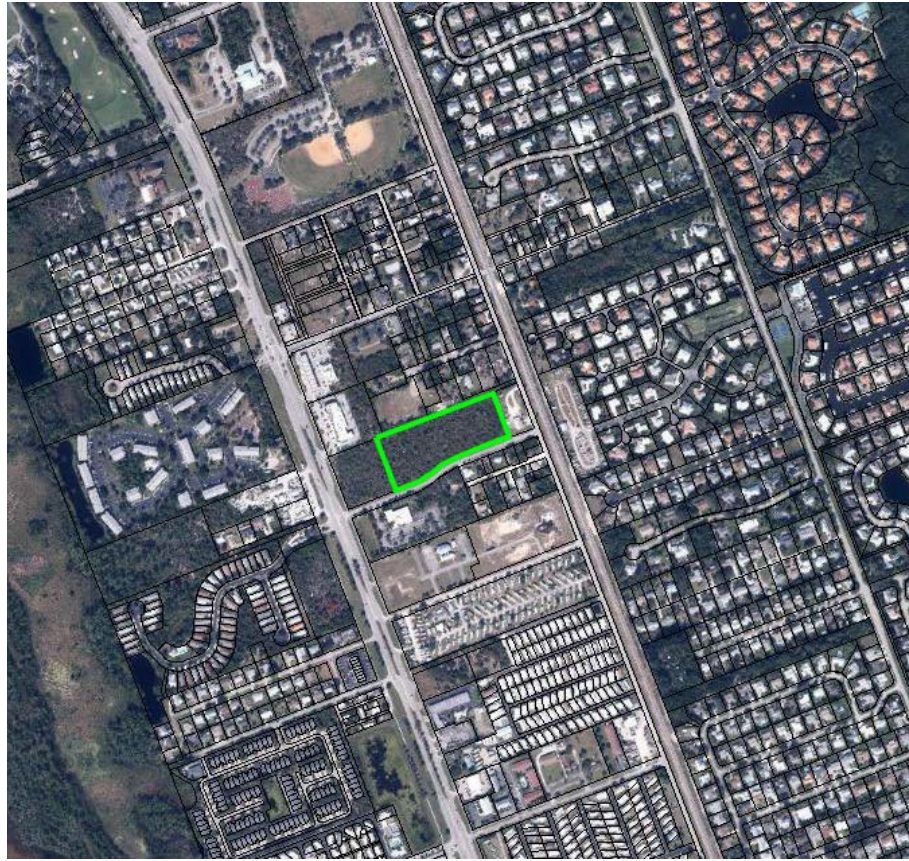
Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

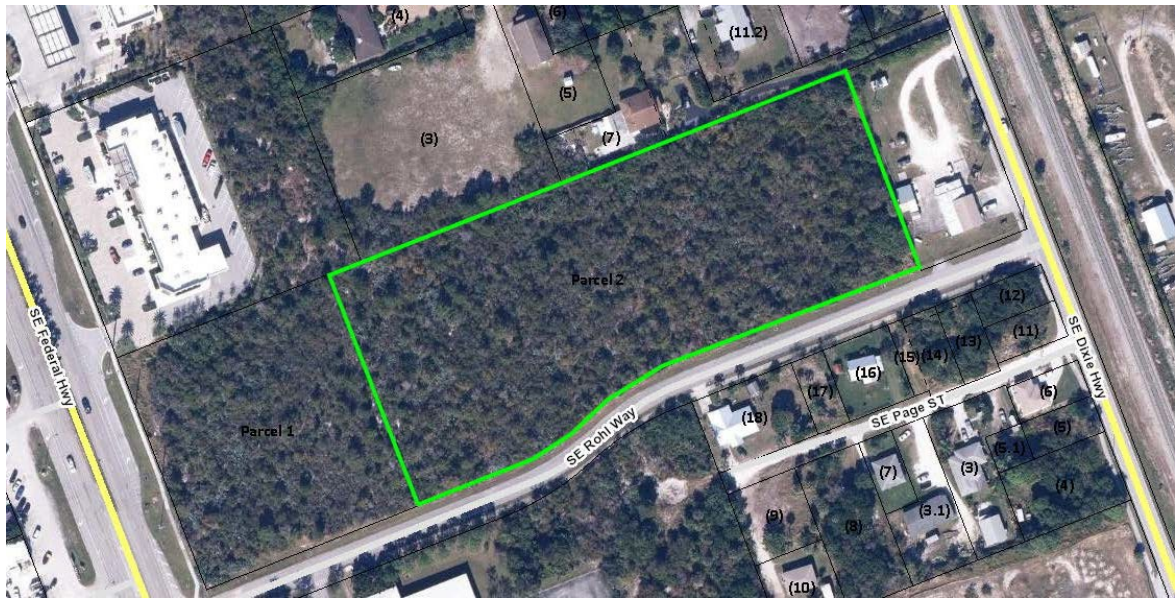
E. Location and site information

Parcel number:	34-38-42-480-000-00020-0
Existing Zoning:	Hobe Sound Redevelopment Multifamily subdistrict
Future Land Use:	CRA Neighborhood
Nearest Major Road:	SE Federal Highway
Gross Area of Site:	4.88-acres

**Figure 1
Location Map**



**Figure 2
Aerial Image of Subject Property**



F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department

Unresolved Issues:

Generic Comp Plan Compliance

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. MARTIN COUNTY, FLA., CGMP POLICY 4.1A.1. (2016)

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements – Growth Management Department

Findings of Compliance:

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

As Public Works requires a resubmittal, please update the following cleanup items on the plans:

1. Please revise preserve area percentage on construction plans to match site plan.
2. Add note that AC units, generators, are permitted to encroach into common area, as long as they are not between building and SE Rohl Way.
3. A note regarding setbacks for accessory structures including driveways, pool enclosures, and screen enclosures was included. With the layout of the lots, it doesn't appear any screen or pool enclosures would fit on individual lots. Please clarify if this note should be included or amended to the fit the plan.

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

Commercial Design

The proposed project is for a residential use and is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application MARTIN COUNTY, FLA., LDR, SECTION 4.871.B. (2016).

Community Redevelopment Area

Findings of Compliance:

Condition met. Architectural Style compliance noted (Caribbean Style sheet A0)

I. Determination of compliance with the property management requirements – Engineering Department

N/A:

No dedication of right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

J. Determination of compliance with environmental and landscaping requirements – Growth Management

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

PAMP Amendment

The previously approved PAMP and platted preserve areas on this property are proposed to be amended with this site plan application. In accordance with Section 4.36.C, any alteration of the size, shape, or design of a previously approved preserve area shall be approved by the Board of County Commissioners (BOCC). Staff will coordinate with the applicant on scheduling of this PAMP amendment for BOCC approval.

Gopher Tortoise Statement

After a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

Landscaping

Findings of Compliance

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 12, Division 4 – Section 12.5.09 – Hobe Sound Redevelopment Overlay District. The applicant has proposed construction of a 38 unit multifamily development. The applicant has submitted landscape plans that provide for planting 124 trees and preservation of 4 existing trees to document compliance with Section 12.5.09.4, Land Development Regulations, Martin County, Fla. Pursuant to this regulation a minimum of 1 tree shall be established for each 3000 sq. ft. of the total development area.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

Note: While the project is considered to be in compliance with landscape code requirements, Neomarica and Strelitzia are labelled as a native species. With submittal of post documents, revise the plant list to correct these classifications to being non-native.

K. Determination of compliance with transportation requirements – Engineering Department

Findings of Compliance:

CRAs are designated Transportation Concurrency Exception Areas (TCEA). Development within the TCEAs shall be exempt from the County's transportation concurrency requirement. [Martin County Comprehensive Growth Management Plan, Policy 18.4D.1. (2018)]

L. Determination of compliance with county surveyor - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Department

Unresolved Issues:

OFF-STREET PARKING

1. Provide proposed typical roadway sections on Final Site Plan (only SE Rohl Way was provided).
2. As previously stated, The proposed sidewalk from the ADA accessible stall to the pool shown on the construction plans is 5-feet wide. Revise width to 6-feet.

CONSISTENCY WITH OTHER PLANS

1. A note must be added to the final site plan that stipulates access for the adjacent property to the east will be dedicated on the plat.
2. Revise horizontal control plan and final site plan to identify the preserve area as a separate tract.

Development Order Conditions:

1. As previously stated, The Owner is not authorized to haul fill from the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Department

Electronic Files

Findings of Compliance:

The AutoCAD dwg file of the site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023).

Addressing

Unresolved Issues:

Both of the street names on the final site plan are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

#1 The street names on the construction plans do not match the names you are using on the final site plan. Please add SE Harbor Dr and SE Cove Dr to the construction plans.

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Findings of Compliance

Informational:

WATER SUPPLY

NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004 Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design

densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.

Automatic Fire Sprinkler Protection

Potential automatic fire sprinkler requirements will be determined by occupancy and use as determined by the Architect or Engineer of record in accordance with the provisions set forth in the Florida Fire Prevention Code.

Emergency Management

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements – General Services Department

Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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Martin County School Board

Martin County School District CIP School Concurrency Determination

Project: The Cove at Hobe Sound
Date Received: 11.8.2021
Project #: C170-001 – Minor Final Site Plan
Owner/Applicant: Core 4 Hobe Sound LLC, / Cotleur & Hearing
Location: SE Rohl Way, between US1 & Dixie Hwy., Hobe Sound Fl. – 4.88 ac.

Planned Project Units: 38 TH

Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	0997	3
Middle School:	0510	2
High School:	0709	3
SGR =	2216	8

Concurrency Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
<i>SOUTH CSA SCHOOLS</i>	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	OCT. 15TH DATE CERTAIN 2021	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE LOS CAPACITY (C - G)
Elementary								
Crystal Lake Elem	801	0	801	446	24		470	331
Hobe Sound Elem (Z)	750	0	750	482	38	3	523	227
Seawind Elem	750	0	750	504	19		523	227
Total	2301	0	2301	1432	81		1516	785
Middle								
Anderson Middle	1294	0	1294	1044	74		1118	176
Murray Middle (Z)	1070	0	1070	545	18	2	565	505
Total	2364	0	2364	1589	92		1683	681
High								
South Fork High (Z)	2114	0	2114	1852	61	3	1916	198

Concurrency Availability: Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity does exist to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

School Capacity: This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final approval from the Martin County Growth Management Department. This concurrency reservation shall expire **three (3)** years from the date of issuance of this concurrency determination.

Comments: This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units.

Letter of No Objection w/Conditions: At this time we can provide a letter of no objection with the following conditions:

1. None.

School District Contact: Kimberly Everman, Capital Planner/Project Specialist

Date Issued: 12/1/2021

Telephone: 772- 219-1200, Ext.30220

E-Mail: evermak@martinschools.org

S. Determination of compliance with legal requirements – County Attorney’s Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirement – responsible departments

The following is a summary of the review for compliance with the standards contained in Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider –SMRU

Findings – Pending Evaluation

Source - SMRU

Reference - see Section O of this staff report

Sanitary sewer facilities service provider –SMRU

Findings – Pending Evaluation

Source - SMRU

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings –Positive Evaluation

Source - Engineering Services Department

Reference - see Section L of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.
6.	Construction Plans	One (1) 24” x 36” copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled
7.	Approved Final Site Plan	One (1) copy 24” x 36” of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24” x 36” copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item	Description	Requirement
9.	Approved Elevations	One (1) copy 24" x 36" of the approved elevations.
9.	Digital Copy of Site Plan	One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
10.	Construction Schedule	Original of the construction schedule.
11.	Cost Estimate	Two (2) originals of the Cost Estimate, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
12.	Engineer's Design Certification	Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
13.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$8,750.00	\$8,750.00	\$0.00
Inspection fees:	\$4,160	\$0.00	\$4,160
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

***Impact fees are required at building permit.

X. General application information

Applicant: Core 4 Hobe Sound LLC, Andrew Dickson
751 Park of Commerce Drive, #138
Boca Raton, FL 33487

Agent: McCarty & Associates, Michael McCarty

Owner: Core 4 Hobe Sound LLC, Andrew Dickson
751 Park of Commerce Drive, #138
Boca Raton, FL 33487

Engineer of Record: Milcor Group, Kenneth Rau
10957 SE US 1
Hobe Sound, FL 33455
772-223-8850
krau@haleyward.com

Y. Acronyms

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Waste Water Service Agreement

Z. Attachments