



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

HOBE SOUND VILLAGE DUPLEXES MINOR FINAL SITE PLAN

Applicant/Property Owner	Palm Beach Capital Consultants, LLC, Matt Basaraba
Agent for the Applicant:	HJA Design Studio, LLC, Erika Beitler
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	H094-012
Record Number:	DEV2023070005
Report Number:	2024_1021_H094-012_Staff_Report_Final
Application Received:	08/04/2023
Transmitted:	08/08/2023
Date of Report:	01/04/2024
Application Received:	05/29/2024
Transmitted:	06/03/2024
Date of Report:	06/25/2024
Application Received:	09/24/2024
Transmitted:	09/24/2024
Date of Report:	10/21/2024

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B. Project description and analysis

This is a request by HJA Design Studio, LLC on behalf of Palm Beach Capital Consultants, LLC for minor final site plan approval to develop eight duplex buildings that will consist of sixteen single-family units on an approximately 2.15-acre undeveloped site located south of SE Mars Street, north of SE Neptune Street, approximately 260 feet west of SE Federal Highway, in Hobe Sound. The property is in the multifamily subdistrict of the Hobe Sound CRA. Included in this request is a Certificate of Public Facilities Reservation.

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	John Sinnott	320-3047	Non-Comply
F	ARDP	John Sinnott	320-3047	Comply
G	Development Review	John Sinnott	320-3047	Non-Comply
H	Urban Design	John Sinnott	320-3047	N/A
H	Community Redevelopment	Jana Cox	288-5461	Comply
I	Property Management	Ellen MacArthur	221-1334	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Non-Comply
K	Transportation	Stephanie Piche	223-4858	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Kaitlyn Zanello	288-5920	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	Kim McLaughlin	546-6259	Non-Comply
O	Wellfields	Jorge Vazquez	221-1448	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Kaitlyn Zanello	288-5920	Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Mark Sechrist	223-1200	Comply
S	County Attorney	Elysse Elder	288-5925	Non-Comply
T	Adequate Public Facilities	John Sinnott	320-3056	Pending

D. Review Board action

This application complies with the threshold requirement for processing as a minor development. As such, final action on this application will be taken by the Growth Management Director.

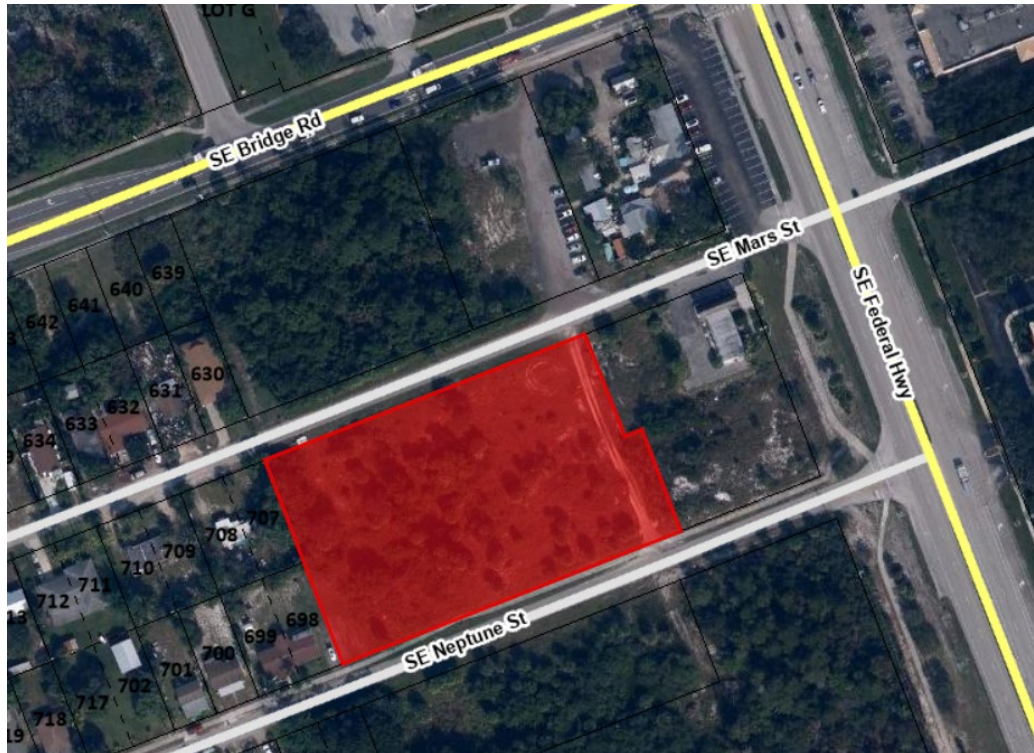
Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

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(s) and address: 34-38-42-000-195-00080-2
Existing Zoning: Hobe Sound Redevelopment Zoning District
Future land use: CRA Neighborhood
Total Site Area: 2.15-acre

**Figure 1
Property Location Map**



**Figure 2
Zoning Map**



**Figure 3
CRA Subdistrict**



**Figure 4
Future Land Use Map**



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

Unresolved Issues:

Item #1:

General 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. (2019).

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

Unresolved Issues:

Item #1:

General

1. Box #2 of the draft unity of title should be checked and the plat name (“Hobe Sound Village - Duplexes”) should be included.
2. The legal description on the first sheet of the construction plans should only be for the subject 2.15-acre site.

Item #2:

Site Plan Data

1. Total site area square footage should match square footage of boundary survey / plat.

Lot Typical Data:

2. There is inconsistency between the unit/lot "A" vs "B" naming.
 - a. The architectural plans and sheet SP-1 of the site plan depict the two-car garage model as Unit A while the one-car garage model is depicted as Unit B. However, the unit labeling in the lot typical graphic on SP-2 is not consistent with this convention.
 - b. Please ensure the proper unit/lot naming convention is updated in the appropriate data tables (i.e., lot size/building coverage tables on SP-1/SP-2, open space table on SP-2, parking placement).
3. Provided area for the 41' X 120' lot is incorrect. Lot Area = 41' lot width x 120' lot depth = 4,920 square feet. Please update on SP-1 and SP-2. Also update in the open space calculations on SP-2.
4. The lot open space total on SP-1 (16,840 square feet) appears inaccurate. Based on the provided lot open space on SP-2, it appears the total should be 16,824 square feet.

Item #3

Site Plan Graphics

1. On SP-1 and SP-3, update the label for the property to the north of SE Mars Street to "Regulating Plan: General."
2. If bearings/distances will be included on SP-3, this layer can be turned off for SP-1.

Item #4

Plan Consistency

1. Delete the site data table from sheet C-2.0 of the construction plans.
2. The unit/lot labeling on the construction plans is not consistent with the site plan.

Item #5

Preliminary Plat

1. There is an extra site area line below the legal description.
2. Please ensure that the Lot A/B lot dimensions on the plat are consistent with the site plan. There appears to be a discrepancy in individual lot area between the plat and site plan.
3. Bearings/distances along the side lot lines are inconsistent between the plat and sheets SP-1 and SP-3 of the site plan.

Additional Information:

Information #1

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the

development, as provided for by applicable state agency permits may be granted by the Growth Management Department. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

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

Commercial Design

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

Community Redevelopment Area

Findings of Compliance:

Staff has reviewed this application and finds it in compliance as detailed within this report.

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

It has been determined that the Applicant is required to provide a 10' Drainage, Access and Maintenance Easement over proposed pipe between 2 streets (North and East side) and over the 6' sidewalk. A 10' Drainage and Maintenance Easement is required over the pipe running north on the west side of the property.

Note: The applicant has indicated that they will dedicate the two drainage easements to the County at plat.

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

Environmental

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. The environmental assessment submitted by the applicant shows that no wetlands or upland habitat exist on the property and these findings have been verified by county environmental staff. In addition, the wildlife survey shows that no listed species exist on the property. Therefore, the preservation requirements under Article 4, Division 1 and Article 4, Division 2 of the Land Development Regulations do not apply.

Landscape

Unresolved Issues:

Site Data:

Please also include the following:

- a. Identify each species intended to meet the required trees, shrubs, and ground cover separately in the tabular data. Tabular data shall also indicate calculations of the minimum total number of trees and shrubs to be planted based upon the proposed developed area and separately based upon quantities required to meet vehicular use planting requirements and bufferyard requirements.

Remedy/Suggestion/Clarification:

The plant schedule is not complete. Lot trees have been omitted from the plant list. Modify the plant schedule to include the plant species Pigeon Plum, Silver Buttonwood, Eagleston Holly, and Japanese Fern Tree.

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 Services Department

Unresolved Issues:

Division 8: Excavating, Filling, and Mining

1. As previously stated, revise the Construction Plans to provide additional details for the cross sections on Sheet C-3.0, including incremental distances and grades. These shall clearly demonstrate that the maximum allowable slope of 4:1 is not exceeded, and minimum 8-inch depth is met for swales. (LDR Section 4.347.A.5 and MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS Section 1.2).

Division 9: Stormwater Management

1. Informational: Due to the extent of the requested revisions and additional documentation required, the stormwater management report will be further evaluated once the requested revisions have been made. This includes, but is not limited to, the stormwater calculations and the minimum design elevations (finished floor and perimeter berm).
2. As previously stated, it is unclear how the wet season water table was determined. The Geotechnical Report provided included soil borings performed outside of the wet season. Although the response to comments indicates an updated report from August 2024 was provided, it was not included.
3. As previously stated, the use of percolation is not permitted for stormwater modeling that establishes max/design stages for flood protection (finished floor, and berm). Although the response to comments indicates percolation has been removed, only the finished floor elevation appears to reflect this.
4. Revise stormwater report to clearly document what storm event is being utilized for which design storm. For example, the 25-year, 3-day pre versus post analysis for the discharge rate and minimum perimeter containment berm elevation, and the 100-year, 3-day zero discharge storm event for the minimum finished floor elevation.
5. As previously stated, the pre-development rate being relied upon in the stormwater management report is significantly higher than historical discharge rates in Martin County (typically around 0.20-0.30 cfs/acre) and permitted projects in the vicinity. Revise accordingly. Additionally, report should clearly depict a comparison of pre versus post discharge rates in cfs/acre for the project.
6. As previously stated, revise ICPR modeling to include time stage runs for all relevant storm events.
7. Revise the post-development basin map to include basin acreage, control structure(s) and flow paths.
8. The post development basin map shows that the system connects to an existing 18-pipe to node 99S, but this is not reflected on the Construction Plans. It appears that CP-5 should show a connection to the existing CMP and that the MES within Tract A needs to be removed.
9. The minimum perimeter berm elevation and location must clearly be identified on the Paving, Grading, and Drainage Plan. Please note, containment must be demonstrated for the entire site, not just the retention area.
10. Provide additional construction details for the control structure. For example, the ICPR model includes a bottom width and slopes for the trapezoidal weir, but these could not be confirmed on the Construction Plans (Sheet D-1.0). Additionally, the depth and width of the inlet grate are not shown on the Construction Plans.

11. Remove A/C pads from drainage easements.

12. As previously stated, provide recovery analysis that demonstrates that the system recovers half of the water quality treatment volume between 24 hours and five days and 90-percent of entire volume in 12 days from cessation of the storm event. Although the report includes a chart that provides the time at which recovery is met, documentation must be provided. This should be clearly depicted on time stage runs that commence after the storm event is complete. [LDR Section 4.385.F.4]

Division 19: Roadway Design

1. Informational: In addition to Final Site Plan approval, a Right of Way Use Permit Application will be required for this proposed development prior to scheduling a preconstruction meeting. It is recommended that the applicant submit the required Right of Way Use Permit Application at their earliest convenience, as it can be reviewed concurrently. Please contact pwdpermits@martin.fl.us with any questions regarding the right-of-way use permit application process. The application can be found at: <https://www.martin.fl.us/martincounty-services/right-way-use-permit-application>.

Development Order Conditions:

1. The Owner is not authorized to haul fill off 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 Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

Electronic File Submittal

Findings of Compliance:

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

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

The proposed project will connect to the water and wastewater facilities of South Martin Regional Utility (SMRU)

Unresolved Issues:

1. SMRU review of the project is ongoing.

Wellfield and Groundwater Protection

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

Finding of Compliance

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Please provide an additional fire hydrant on Neptune St.

Emergency Preparedness

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. [2020 Florida Building Code, Accessibility, 7th Edition]

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

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.E. (2019)

Martin County School Board

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

Facilities Department

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



Martin County School District General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant: Palm Beach Capital Consultant, LLC. – Matt Basaraba
Project Name: Hobe Sound Duplex H094-012
Parcel # - PCN: 34-38-42-000-195-00080-2
Date: 09/07/2023
Request: Request for a General School Capacity Analysis for Hobe Sound Duplex H094-012, 16-unit community on 2.14 acres over a 2 year period, located on SE Federal Hwy. & SE Neptune St.

Student Generation Calculation:

Residential Units (2 yrs.)	16
Current Student Generation Rate	.1987
Elementary 61%	2
Middle 22%	1
High 17%	1
Total Forecasted Students	4

School Zone Enrollment & Permanent Capacity:

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2022-2023 (as of 2/10/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
South Zone –Hobe Sound Elementary School	466	439	828
South Zone –Murray Middle School	616	608	1202
South Zone – South Fork High School	1766	1781	2114

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

Facilities Department

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above- referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

Facilities Department
Martin County School District
1939 SE Federal Highway
Stuart, Florida 34994
Ph. 772.219.1200 Ext 30131

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - 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 – South Martin Regional Utilities

Findings – Pending Evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider – South Martin Regional Utilities

Findings – Pending Evaluation

Source - Utilities and Solid Waste Department

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 Department

Reference - see Section M of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings – Positive Evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section R 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.

Item	Description	Requirement
5.	Unity of Title	Original executed version of the Unity of Title in standard County format or one (1) copy of the existing recorded Unity of Title for the subject property.
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.
9.	Approved Building Elevations	One (1) 24" x 36" paper copy of the approved building elevations.
10.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Engineer's Opinion of Probable Cost	Two (2) originals of the Engineer's Opinion of Probable Cost, 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
12.	Evidence of Easements	One (1) copy of documents verifying that the right-of-way, property, or easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
13.	Engineer's Design Certification	One (1) 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
14.	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:	\$4,160.00		\$4,160.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***	TBD		

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

** Recording fees will be identified after the post approval package has been submitted.

*** Required at issuance of building permit.

X. General application information

Applicant/Owner: Palm Beach Capital Consultants, LLC
9508 Windy Ridge Rd.
Windermere, FL 34786

Agent: HJA Design Studio, LLC
50 SE Ocean Blvd., Suite 101
Stuart, FL 34994

Engineer of Record: Alliant Engineering, Inc.,
Joe Schofield
10475 Fortune Parkway, Ste 101
Jacksonville, FL, 32256
904-256-4866, jschofield@alliant-inc.com

Y. Acronyms

- ADA.....Americans with Disability Act
- AHJ.....Authority Having Jurisdiction
- ARDP.....Active Residential Development Preference
- BCC.....Board of County Commissioners

Development Review Staff Report

- 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

N/A