



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

DISCOVERY PUD (FKA HOBE SOUND POLO CLUB) PHASE 2A FINAL SITE PLAN

Applicant:	Becker B-14 Grove, LTD. And Hobe Sound Equestrian, LLC
Property Owner:	Becker B-14 Grove, LTD. And Hobe Sound Equestrian, LLC
Agent for Applicant:	Lucido & Associates (Morris A. Crady)
County Project Coordinator:	Brian S. Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	H123-024
Record Number:	DEV2022100003
Report Number:	2024_0214_H123-024_DRT_STAFF_FINAL
Application Received:	11/01/2022
Transmitted:	11/04/2022
Date of Report:	05/11/2023
Application Received:	12/15/2023
Transmitted:	12/15/2023
Date of Report:	02/14/2024

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B. Project description and analysis

This is a request by Lucido & Associates on behalf of Discovery Hobe Sound Investors, LLC for approval of the Discovery PUD Phase 2A Final Site Plan. Phase 2A Final Site Plan includes infrastructure improvements that support all 317 single family lots, adjacent common areas and future development tracts as well as the construction of a traffic signal at the main entrance on Bridge Road and construction of a public access road from Bridge Road to the existing equestrian and staging areas that will be dedicated to the Atlantic Ridge Preserve State Park. Included is a request for 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 Section 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	Brian Elam	772-288-5501	Non-Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Michael Grzelka	772-223-7945	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
O	Wellfields 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	N/A
Q	ADA Review	Michael Grzelka	772-223-7945	Comply
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	Comply
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Pending

D. Review Board action

This application meets the threshold requirements for processing as a PUD Final Site Plan with a previously approved Master Plan. As such, final action on this request will be taken by the Board of County Commissioners (BCC) in a public meeting pursuant to MARTIN COUNTY, FLA., LDR, §10.5.F.9 (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), 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

Figure 2: Aerial



Figure 3: Zoning Atlas Excerpt

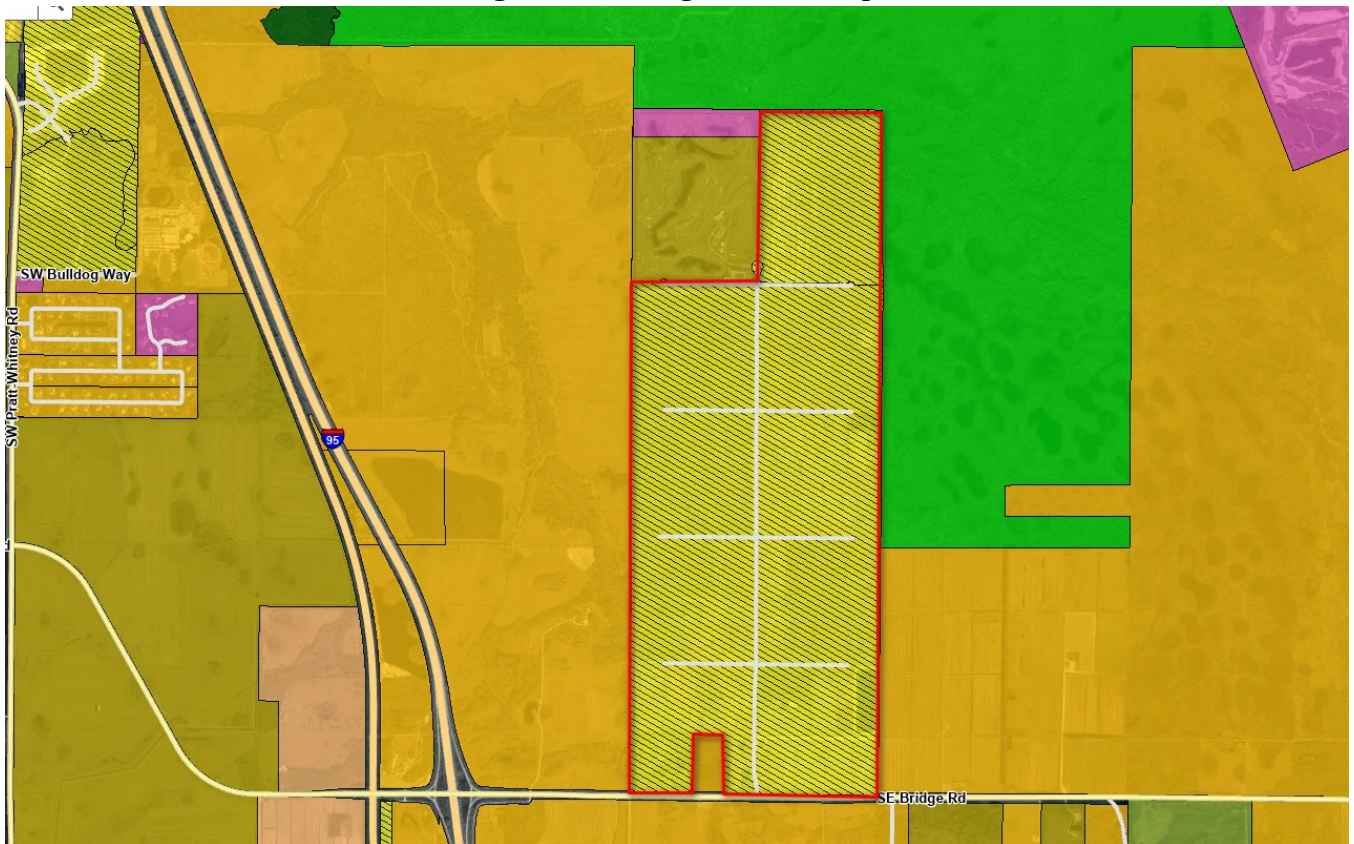


Figure 4: Future Land Use Map



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

Unresolved Issues:

Item #1.

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, § 1.3.

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

Unresolved Issues:

Item #1.

Site Plan Data

1. On all lots:
 - a. identify the FFE as minimum FFE.
 - b. Remove square footage.
 - c. Keep acreage to two decimal places as was provided in the submittal.

Information #1:

Land Clearing

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.

H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment 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

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

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

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

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

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. The Habitat Restoration Area (HRA) will be constructed with Phase 1B and completed within the associated timeframes outlined in the PUD agreement.

Landscaping

Unresolved Issues:

Item #1.

Roadways

The original approved Master Plan and PUD agreement included implementation of sustainable streets, and the Master Plan cross-sections indicated that areas between the residential lots and lakes will consist of native landscape areas. The landscape roadway plans with this Phase 2A submittal contains a mixture of native and non-native trees now with an understory of only bahia sod.

No native understory is indicated in accordance with the original masterplan documents. Are future supplemental and understory plantings proposed? If so, when?

The following comments are provided in support of supplementing the provided landscape plans to meet the proposed intent of providing for sustainable landscaping for this PUD above standard code requirements.

Remedy/Suggestion/Clarification:

Applicant's most recent response comments are italicized below followed by staff review comments:

- a. Reference to native plantings has been removed from the Master Plan. Site plantings will still need to meet the minimum code requirements of 75% native trees and shrubs and 50% groundcovers.
- b. Please add a note to the overall landscape plans to acknowledge that any supplemental plantings will meet these requirements.
- c. Street trees are provided to provide immediate shade. However, trees are specified to be 10' ht. with a 2" cal. This size will not provide immediate shade; it will likely be at least 10 years until they reasonably do. Applicant is encouraged to specify and use larger size trees on the plans provided for approval.
- d. Sustainable guidelines to be provided are that St. Augustine grass is prohibited. And that root barriers will be utilized in accordance with a detail showing barrier will be utilized within 4' of utility or pavement. Root barrier should be utilized where within 8' of these improvements. Revise detail to indicate root barrier will be utilized if large shade trees are planted less than 8' from pavement or wet utilities or within 5' for medium trees.
- e. A Landscape Plan Detail states that root barrier will not be utilized adjacent to structural soils, is use of structural soils proposed? Such use would be valuable and a better solution for trees planted in these narrow areas. Please identify on the plans where or under what conditions structural soils will be utilized instead of root barrier.

Item #2.

Utility Conflicts

There still appear to be numerous conflicts between plantings and utilities. Please address the following comments and provide for amendments on the plans referenced below.

Remedy/Suggestion/Clarification:

- a. Sheet 10 Paving Grading and Drainage Plan indicates a 36" HPPP pipe along Anclothe Drive. This plan also indicates a 6' sidewalk within the right-of way. What is the dimension between this drainage pipe and the sidewalk that is available for the landscape plantings? It appears to be less than 5' with Maple trees planted at 175' on center. Decrease spacing between trees to a maximum of 50' on center. The center island is shown with one tree in the center, this is directly on top of a junction of #3 -18" HPPP drainage pipes. Revise plans to avoid conflict.
- b. Sheet LP-300 provides the cross-section for the 200' loop road. However, the cart path and dry utility symbols are shown within the landscape buffer areas rather than within the cart and utility corridor.

- c. Is this a drawing layer registration issue related to location of trees and utility easements on the plan?
 - i. Please review construction and landscape plans to verify location accuracy to avoid conflicts between utilities and tree plantings. For example, it appears that utilities shown on the cross-section plans need to be shifted so that they are located in the 10' utility easements and not in the planting area as shown (See cross-section pages LP-110 & 104).
 - ii. Identify utility types on the landscape plans and expected depth below grade.
 - iii. Please add location and width of utility easements to the landscape plans (plan-view pages).
 - iv. Dimension width of planting areas (plan-view pages).

Item #3.

Native transitional Plantings - Development of Residential Lots

“Typical Lot Landscape Guidelines” sheet has been provided with general landscaping criteria for lots as well as specific criteria for 3 areas within the established residential lots with varying requirements.

Remedy/Suggestion/Clarification:

- a. A sample lot layout has been provided that indicates native transitional plantings will be provided within side setbacks and a strip across the rear that appears to be less than ½ of the rear setback. The detail only states that dimension varies.

Per the original approved master plan, rear setbacks on the lots varied between 40-200 feet and 10 to 30 feet for the side setbacks. The revised master plan submitted with this round of review has now reduced the side setbacks to all be 10' and the rear setbacks to be between 0 and 10 feet of which it appears less than half is required to be native.

Please amend the Typical Lot Landscape Guidelines, (page 52 of 272) for typical lot setbacks to include additional details related to width of planting zones per lot types. Include this detail of the typical lot diagram with notes within the landscape plan set.

- b. How is this to be regulated? Is there to be an architectural review board that is going to review and verify that plantings follow these standards? Please provide plan details to address the implementation, permit sign-off, and long-term maintenance of native plantings to be established on individual lots.
- c. Per above, please explain how this requirement is to be coordinated and protected in the long-term by the future HOA.

Item #4.

Green Infrastructure

The quality of life in any landscape depends on how the watershed is functioning.

It has been previously suggested that design of the final site plan includes roadway sections and other common area elements to incorporate bioswales, rain gardens, tree wells, or other stormwater structures. The response letter for this Phase states that the 200' ROW and a portion of the Public Access Easement will incorporate a bioswale. This bioswale is not shown on the grading and drainage plans.

Remedy/Suggestion/Clarification:

- a. Provide a detail for the bioswale in the construction plans. Are these bioswales to incorporate engineered media? Are shown plantings to be supplemented with wildflowers or pollinator plants?
- b. It is encouraged that rain gardens and bioswales also be utilized within the larger road medians and cul-de-sac islands. Such features could be very aesthetic additions to the overall development ambiance.

Item #5.

100' Perimeter Native Landscape Buffers

The planting plan provided for the 100' native buffer does not indicate that the full buffer is to consist of native vegetation, only about 50% is planted. The native planting areas are shown as separated planting beds with the remainder of the buffer width consisting of Bahia sod.

Remedy/Suggestion/Clarification:

- a. Amend the plans to connect the isolated native planting beds as a continuous perimeter buffer. Provide a cross-section that shows relationship of proposed plantings to the 60" and 24" HPPP pipes. Is it feasible to provide plantings over these pipes? If so, please describe/demonstrate how sustainable planting areas can be sited so to not conflict with co-located proposed utilities and any required future maintenance of utilities.
- b. The master plan indicates a trail within the buffer tract. When is this trail to be established and is any additional native vegetation to be planted in the future to demonstrate adherence as a 100' native buffer?

K. Determination of compliance with transportation requirements – Engineering Department

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated September 2022. O'Rourke Engineering & Planning stated that the site's maximum PM peak hour impact was assumed to be 64 directional trips. Staff finds that CR-708 (SE Bridge Road) is the recipient of a majority of the generated trips. The project impact is 5.3% of the generalized volume of that roadway. Staff evaluated the impacts of the development using the 2021 Roadway Level of Service Inventory which were published after this application was submitted; CR-708 (SE Bridge Road) is operating at level of service C; it is anticipated to operate at level of service C at buildout (year 2025).

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 Division

Unresolved Issues:

1. Provide documentation that the elevation changes of the lots and golf course do not adversely affect the stormwater model.
2. Provide 10-foot drainage easements over all side lot swales.

Informational:

At no cost to COUNTY, OWNER shall design, permit, and install the traffic signal at the intersection of SE Bridge Road (CR-708) and the project entrance prior to the issuance of the first building permit for a residential unit in Phase 2A.

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

Addressing

Unresolved Issues:

Item #1.

Page 2 of 14 on the final site plan shows SE Garden Ct not SE Garden City Ct.

Item #2.

Page 3 of 14 on the final site plan shows SE Anclote Dr. The revised master and page 1 of 14 are showing SE Anclote Ct. Which one is correct?

Item #3.

Please name the north/south running cul-de-sac for the C-2 units, lots 83-93.

You are the one who picks the street names for your project during the review. We have a street master list of names already in use on our website that you can use to help you.

<https://www.martin.fl.us/AddressingReports>

The directional prefix will be SE.

Our Land Development Regulations have rules for determining how you name the street suffix. The street suffix is determined by the general running direction of the street. This direction is based on the standard North, South, East, West orientation of your site plan. You are allowed to pick the street suffix name. Below is the code that you will need to follow when choosing a street suffix for your named street:

4.768.A. North/south running streets shall be designated "avenue," "court," "drive," "lane" or some other designation beginning with a letter in the first half of the alphabet (A through M).

Electronic File Submittal

Findings of Compliance:

The AutoCAD site plan dwg file was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024)

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

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 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).

South Martin Regional Utility (SMRU)

South Martin Regional Utility (SMRU) is the water and sewer utility provider for this project. Developments served by SMRU must receive and submit a letter of capacity reservation directly from the Utility. Please contact SMRU to obtain a reservation letter to demonstrate utility compliance. [ref. South Martin Regional Utility, Regulations, Policies, and Procedures; Section 1.2 “Utility Capacity Reservation Process”]

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

Fire Prevention

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

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. [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

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

Martin County School Board

School concurrency was evaluated and provided during the Discovery PUD (H123-022) project.

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

Review ongoing.

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

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – South Martin Regional Utility

Findings - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Sewer provider – South Martin Regional Utility

Findings - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings - in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings - pending

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings - in place

Source - Growth Management Department

Road facilities (Section 5.32.D.3.f, LDR)

Findings - pending

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - positive evaluation

Source - Engineering Services Department

Reference - see section L of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

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.

Item	Description	Requirement
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.	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.
6.	Approved PUD Final Site Plan	One (1) copy 24” x 36” of the approved PUD final site plan.
7.	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.
8.	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.
9.	Engineers Opinion of Probable Cost	Two (2) originals of the Engineers Opinion of Probable Cost (EOPC), 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.
10.	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.
11.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
12.	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:	\$9,127	\$9,127	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **:			
Impact fees***:	N/A		

* 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: Becker B-14 Grove, LD. And Hobe Sound Equestrian, LLC
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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