



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

HOBE SOUND TOWNHOMES MINOR FINAL SITE PLAN

Applicant/Property Owner:	Nicholas E. Karangelen Revocable Trust
Agent for the Applicant:	James Stergas, Architect Stergas & Associates
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	S221-005
Record Number:	DEV2024010009
Report Number:	2024_0426_S221-005_Staff_Report_Final
Application Received:	03/15/2024
Transmitted:	03/18/2024
Date of Report:	04/26/2024

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B. Project description and analysis

This is a request by Architect Stergas & Associates on behalf of Nicholas E. Karangelen Revocable Trust for a minor final site plan approval to develop a fee simple 4-unit, two-story townhouse building and associated infrastructure. The subject 1.24-acre undeveloped parcel is located on the southwest side of SE Dixie Highway, approximately 250 feet southeast of the intersection of SE Dixie Highway and SE Saturn Street, in Hobe Sound. The site is within the General subdistrict of the Hobe Sound CRA. Included is a request for a Certificate of Public Facilities Reservation.

The project is located inside the Primary Urban Services District.

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	Comp Planning Review	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	Jana Cox	772-288-5461	Comply
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	Non-Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-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	Non-Comply
M	Engineering Services Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	Kim McLaughlin	772-546-6259	Non-Comply
P	Emergency Mgmt Review	Amy Heimberger Lopez	772-285-7220	Non-Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Stephanie Piche	772-223-4858	Non-Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	Comply
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Pending

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. (2023). 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: 27-39-42-000-00020-9

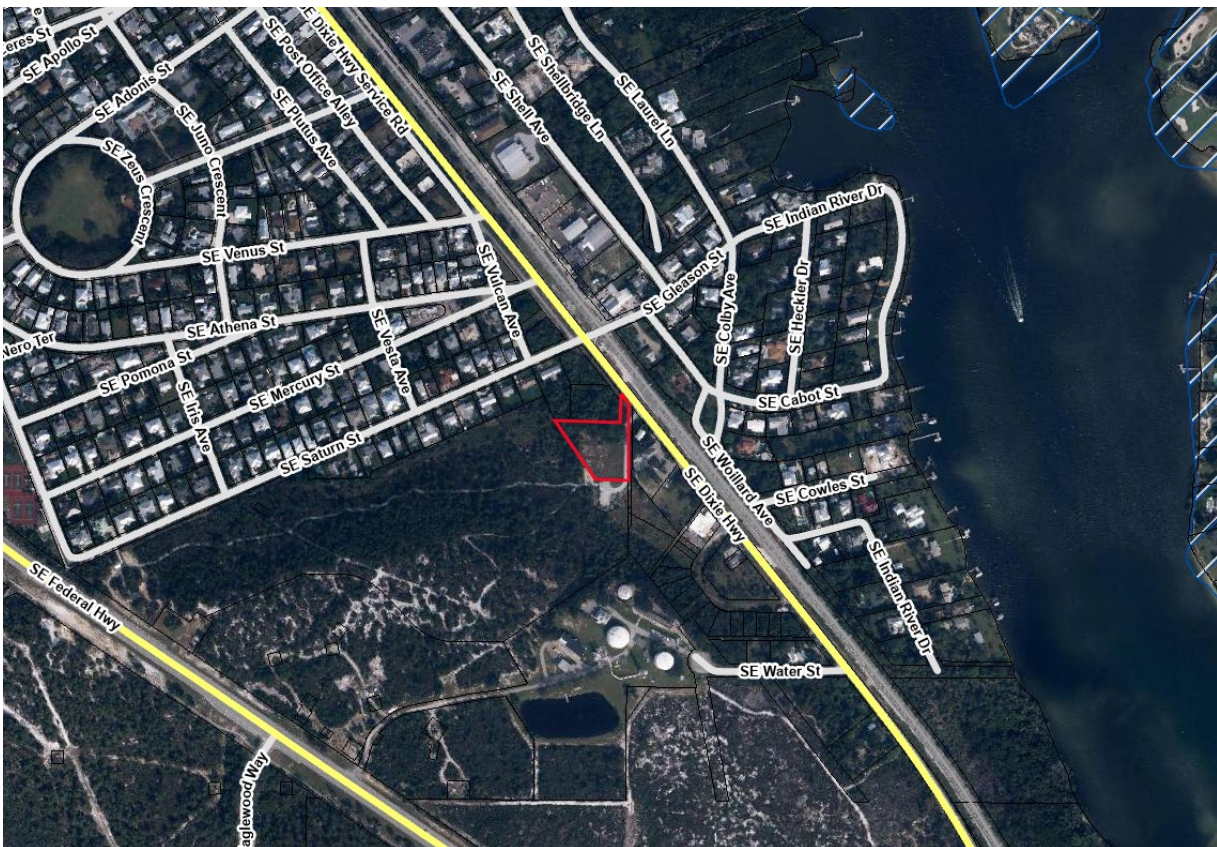
Existing Zoning: Hobe Sound Redevelopment Zoning District

CRA Subdistrict: General

Future Land use: CRA Center

Gross area of site: 1.24 acres

**Figure I:
Location Map**



**Figure II:
Zoning Map**



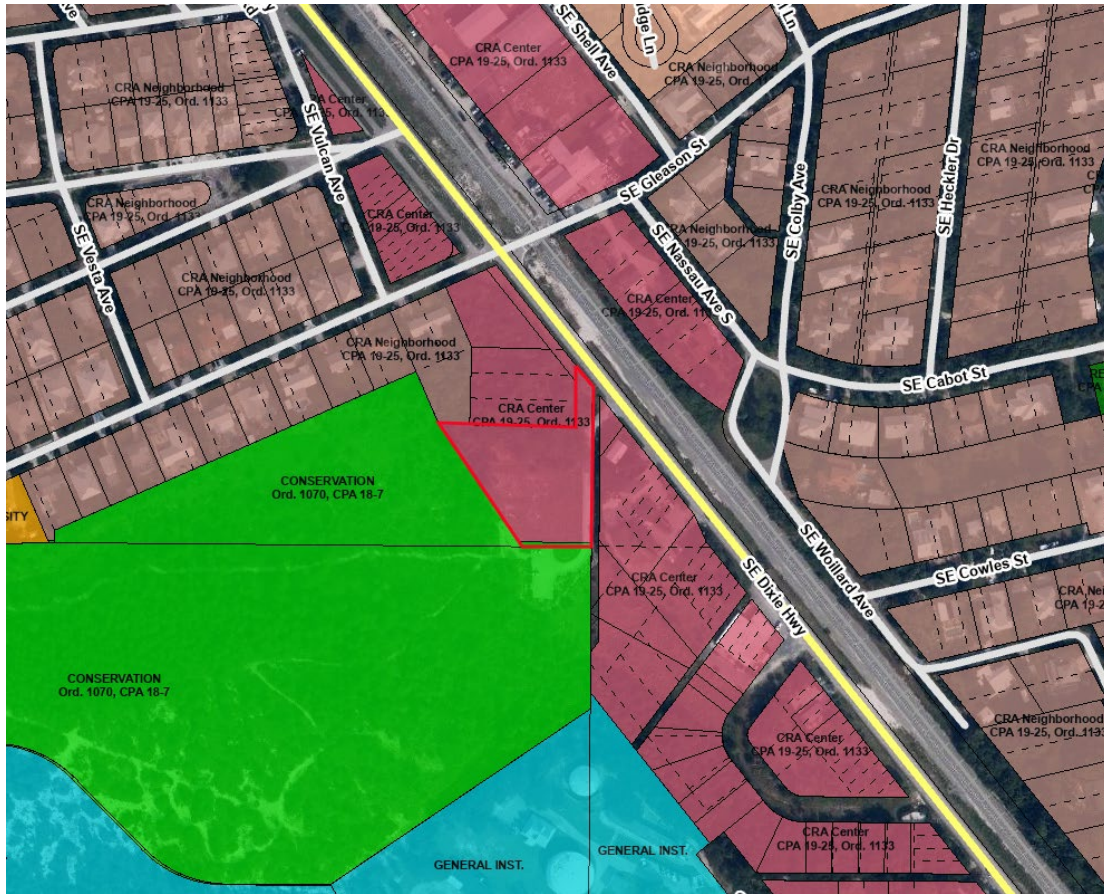
Property to the East: Hobe Sound Redevelopment Zoning District
Property to the North: Hobe Sound Redevelopment Zoning District
Property to the West: Public Conservation (PC)
Property to the South: PC

Figure III
CRA Subdistrict Map



Property to the East: General
Property to the North: General, Detached
Property to the West: N/A
Property to the South: N/A

**Figure IV:
Future Land Use Map**



Property to the East: CRA Center
Property to the North: CRA Center, CRA Neighborhood
Property to the West: Conservation
Property to the South: Conservation

***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:

General

1. Please provide an updated draft Unity of Title:
 - a. The plat name in item #2 should correspond to the name of the final site plan (i.e., “Hobe Sound Townhomes”).
 - b. The draft unity of title should not be executed. The unity of title is not executed until the post-approval process.
2. Legal Description:
 - a. Please remove Stergas & Associates header and footer.
 - b. Only include the legal description, parcel control number, and site acreage.

Item #2:

Site Plan Data

1. Please update the title to “Minor Final Site Plan.” Update the sheet number to “SP-1,” or similar, to differentiate the site plan from the architectural plan set.
2. Remove the property address field. Based on Martin County Property Appraiser data, there is no address currently assigned to the property.
3. Please provide the existing total site area in square feet and acres. The total site area should be consistent with the area stated on the boundary survey.
4. Please update “CRA District” to “Existing Zoning” and replace “Hobe Sound CRA” with “Hobe Sound Redevelopment Zoning District.”
5. Remove “54,208 SF” from the proposed lot area field. Remove this value from the “Alt. Comp #4” row at the bottom of the data table as well. The proposed value should only be the area of each fee simple lot. If the proposed fee simple lot area is not the same for each of the units, provide the range of lot area.
6. Remove “354’ +/-” from the lot width field. Remove this value from the “Alt. Comp #4” row at the bottom of the data table as well.
7. The proposed building height of 30’ appears incorrect based on the height shown on the architectural elevations. The proposed building height should be measured in accordance with Martin County LDR, Section 3.14.
8. Data rows which are not applicable can be removed from the table (i.e., ceiling height, hotel/motel density rows, façade transparency).
9. Residential density row:
 - a. In the required column, please include “(12 units max)” after 10 units/acre.
 - b. Please update the proposed column to “3.23 units/acre (4 units).”

10. Open space is calculated on the overall site. Please update the open space row:
 - a. Include the required and proposed amounts in square feet, acres, and percentage of total site area.
 - b. Please also break down the proposed amount of open space into categories, see example below.

Landscape Area	S.F.	AC	%
Retention Area	S.F.	AC	%
Other open space, etc.	S.F.	AC	%
11. Although the proposed building will not have frontage along a primary street, using one or more of the permitted frontage types indicated in Martin County LDR, Table HS-5.17 in Section 12.5.05.2, is required within the General Subdistrict. Standards for frontage types are found in Section 12.1.05. It appears that the stoop frontage type is proposed. Please provide additional dimensions on the architectural plans to demonstrate compliance with the minimum dimension standards (e.g., depth) for the stoop frontage type. Update the proposed frontage type in the data table.
12. The side at property line proposed setback should 0', as measured from the proposed fee simple lot lines.
13. Please demonstrate that the southernmost unit is meeting the 10' minimum required rear setback. The one-way alley depicted in the rear would not fit the definition of alley as contained in Sections 12.1.06 and 12.1.14, Martin County LDR.
14. In the proposed frontage buildout percentage column and proposed front build-to-zone column, please replace each value with an asterisk to reference the alternative compliance. Based on the Martin County LDR definition of frontage buildout, no frontage buildout is provided along the right-of-way of SE Dixie Highway. More specifically, the primary façade is not parallel to the right-of-way of SE Dixie Highway and the primary façade is not directly facing SE Dixie Highway.
15. Please provide bicycle/pedestrian amenities in accordance with Martin County LDR, Section 12.1.07.6.c.
16. Please remove the extraneous "required" and "provided" cells in the data table.
17. Include the revision date on subsequent submittals.

Item #3

Site Plan Graphics

1. Please ensure consistency between the site plan and construction plans. The dimensions of the maintenance building parking space differ between the plans. Revise where necessary.
2. Please label the future land use designations and subdistrict (or zoning district, if applicable) of the adjoining properties.
3. Please provide a clearer depiction of the proposed fee simple lot lines and the overall length (east-west) distance of the lot lines.
4. Please remove the 10' setback and dashed line which runs along the north, west, and south overall site boundary.
5. Please remove the 15'-0" max build to zone reference from the graphic. This area is not a true

build-to-zone based on provisions to face existing streets. Please remove the front build-to-zone alternative compliance reference from the graphic. These labels are not necessary since alternative compliance has been addressed in the data table.

6. Please remove extraneous text/graphics, including slope data shown in the units, control joints shown on the driveways, fire-rated wall symbology, existing tree data, elevation data, benchmark data, survey data on property to the north, contour lines in retention area, garage door symbology, interior walls within the unit, and parking side setback call-outs. Please also remove extraneous dimensions (i.e., maintenance building door width, garage size).
7. Please remove the sign call out from the site plan and architectural plan. Signs are reviewed via separate building permit.
8. Martin County LDR, Section 12.1.04, was updated with the adoption of Ordinance No. 1215 in December 2023. A copy of the ordinance is attached to this staff report. Please see Section 12.1.04.5.c, as modified by the ordinance, for civic open space requirements.
9. Please provide a fence and gate detail on the site plan. Additional sheets can be added if necessary.

Item #4

Architectural Plans

1. Please correct the height shown on the architectural elevations.
2. Please indicate compliance with the requirements of Martin County LDR, Section 12.1.04.9 – Foundation Types.

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

Community Redevelopment

Finding of Compliance:

The Office of Community Development CRA staff has reviewed the application and finds it in compliance with the applicable Architectural Standards within the Hobe Sound Redevelopment Area.

Commercial Design

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

Unresolved Issues:

It has been determined that the County may need to provide an access easement to the Applicant to enable the Applicant to utilize the entrance on SE Dixie Highway to the existing gravel access road. A portion of the entrance is County-owned property and not right-of-way.

The following is a list of the required due diligence materials:

SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Boundary Survey of the easement site.
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. Parcel ID number(s) must be included.
4. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the easement site must be provided.

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

Environmental

Unresolved Issues:

Item#1: Environmental Assessment (EA)

Information regarding listed species was missing in the EA. In accordance with Section 4.32, LDR, please provide the following information in the paragraphs below. For creating a list of species that have the potential to be found onsite, online resources such as the IPAC report and the FNAI report can be utilized for this purpose. Please also include the FDACS plant atlas when creating your lists and in your onsite listed species survey.

A list of rare, endangered, threatened or species of special concern, both flora and fauna, with the potential to be found on site. Describe any critical habitat found on site for protected species.

A field survey and map shall be made showing the areas of the site surveyed for listed species. Surveys shall be performed and certified as utilizing appropriate referenced survey methodologies established by the listing agencies. In addition to listed fauna, the survey shall locate specific species of rare, endangered, threatened or unique plants of limited range that have been found (e.g. four-petal paw paw in Jensen Beach sand pine scrub) so that they can be included in preserve areas.

From the assessment, it is unclear if the CLC classification of the shrub and brushland (1500) being used for most of the property meets the county's definition of native upland habitat. The EA states it does not, but does not describe why it doesn't meet the definition. Is the site mostly disturbed and contain a predominance of exotic vegetation? Please further elaborate why there is no native upland habitat and how the vegetative communities onsite do not meet the county's definition of native upland habitat which would require preservation.

Landscaping

Unresolved Issues:

Item #1:

Bufferyards for uses adjoining conservation lands.

Proposed development abutting land with a Conservation Future Land Use designation shall provide the following intensity and density transition area to enhance protection of the wildlife populations and natural systems.

b. Stormwater retention areas, a minimum of 50 feet in width, planted with native littoral and upland transition vegetation may be provided to meet the requirements of this section. Littoral and upland transition vegetation shall be planted on the side of the stormwater pond abutting the conservation land use.

c. Where an applicant can demonstrate that a preservation area or stormwater retention area cannot be provided adjacent to conservation lands, as described above, a Type 5 native bufferyard shall be provided. Optionally, a Type 3 native bufferyard incorporating an EcoArt element may be approved by the Growth Management Department Director.

d. All bufferyard vegetation shall be comprised of native plants and all existing native vegetation shall be retained and incorporated into the bufferyard. Fire resistant plant species shall be utilized in the native firewise landscape bufferyard.

Remedy/Suggestion/Clarification:

A Type 5 Buffer is required on the west and south adjacent to the conservation landuse. These buffer are required to consist of native vegetation. In the west buffer bahia sod has been proposed within the retention basin and where the buffer has been reduced to 30 feet, a narrow strip of St. Augustine grass. Though these are not native grasses, gopher tortoise are fond of foraging on them and in combination with the other native species proposed that are of high value for gopher tortoise their use can be approved.

Within the south buffer, alternative compliance for a required emergency access within the conservation buffer can be approved. However, areas outside the access alley, need to be planted with native species. Please substitute a native plant species for the green island ficus proposed; gopher apple is suggested as an alternative.

Item #2:

Landscape Irrigation

The plan shall identify the irrigation source for the plant material, also please affirm if an irrigation system is to be provided for the proposed landscaping on the plans.

Remedy/Suggestion/Clarification:

It is advised that the conservation buffers only utilize temporary irrigation for plant establishment. Following establishment, long-term irrigation will be detrimental to health of scrub plant material. Any permanent irrigation should only be utilized for foundation plantings.

Item #3:

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey.

A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.

Remedy/Suggestion/Clarification:

Prior conversations have discussed that the overall site plan was designed to protect a particular large 30" dbh pine tree. This tree and adjacent pines are shown on the site survey. Please identify any other protected trees that exist on the site.

Philodendron is shown to be planted at the base of this 30" pine. Planting of this species under this tree is discouraged; care must be exerted to not disturb the roots of this pine nor to apply any irrigation to the area. It is recommended that only pinestraw mulch or shallow rooted plants be utilized in this area.

Item #4:

Construction Standards - Tree Protection

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and , no use of concrete, paint, chemicals or other foreign substances.
4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off the ground and may not be attached to any vegetation.

Remedy/Suggestion/Clarification:

Please provide a clearing plan and identify the trees to be protected on the erosion control plan. Provide a construction detail for the tree protection barricade.

Item #5:

Landscape Protection And Maintenance

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

Protection of required landscaping.

1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.

Maintenance of required landscaping.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

Remedy/Suggestion/Clarification:

Add these notes to the landscape plans.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

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

Unresolved Issues:

Comments provided during sufficiency have not been addressed. Please provide a boundary survey and topographic survey with date of last field work within 180 days of this application. Surveys need original signature and seal.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Services Division

Engineering

Unresolved Issues:

Right-of-Way

1. When new and existing streets are developed within the CRA, the street types in Table 12-8 shall be utilized. The selection of the particular street type shall be determined through consultation between the CRA, the developer, and the County Engineer. Provide a typical street section for the proposed internal roadway and road opening. (LDR Section 12.1.06).
2. A road opening application will be required for the current access drive that provides frontage for the townhouses. A street type will need to be selected, and a right-of-way dedication will be required to encompass the proposed right-of-way improvements.
3. In conjunction with this project, Public Works will request that the Board of County Commissioners accept parcel 263942001002000331 as right-of-way. The applicant shall design and construct the roadway and supporting drainage area within the right-of-way.
4. Provide a right-of-way dedication along SE Dixie Highway to encompass the water main extension.
5. A 6-foot sidewalk is required along the SE Dixie Highway frontage to connect to the proposed sidewalk to the north.
6. Provide additional proposed grading details for the improvements within the right-of-way (pay particular attention to the connection to SE Dixie Highway).
7. Provide an auto turn analysis demonstrating fire rescue vehicles can navigate the site. Specifications for Martin County vehicles are available upon request. A minimum turning radius of 25-foot inside and 45-foot outside is required. 25-foot radius is not provided at the south-east corner of the building.
8. Provide stop bar at south-east corner of building.
9. Stormwater conveyance pipes under residential drive aisles and roadways shall be RCP.
10. Provide Martin County Details for proposed pavement and sidewalk within the right-of-way.
11. All interior roadways depicted on a development's Final Site Plan need to be identified on the Final Site Plan as being either public or private. Additionally, the General Notes on the Final Site Plan must address what entity has the responsibility for maintaining the roadways in a manner acceptable to Martin County. This information must be consistent with similar information contained in the dedication language of a proposed plat. [4.843.I and 4.843 J]

Parking Standards

1. Clearly dimension proposed parking stall sizes and location on the Final Site Plan. As shown it is unclear if the southernmost townhouse has parking that extends into the drive aisle.

Flood Protection and Stormwater Standards

1. The boundary and topographic survey provided is a photocopy and does not include an original signature/seal. Additionally, the last date of field work must be within 180 days of submittal.
2. Revise stormwater management report to include design certification per LDR Section 4.384.A.2
3. Revise Final Site Plan to include site data breakdown (pervious / impervious). Staff was unable to determine if site data breakdown provided within the stormwater management report is consistent with the Final Site Plan.
4. Provide documentation for the coastal soils being relied upon.
5. Provide documentation of the rainfall intensity being relied upon (SFWMD ERP Applicant's Handbook)
6. Demonstrate how off-site flows are being accounted for. It appears that the proposed project location is part of an existing low spot. Demonstrate that the proposed improvements will not impact nearby parcels.
7. Provide model inputs for flood routing analysis.
8. It is unclear how stormwater above the 100-year, 1-day storm event is being directed to the County roadway system.
9. The use of percolation is not permitted in modeling for flood protection (pavement, berm, or finished floor elevations). Percolation may only be utilized to demonstrate recovery.
10. Provide flood routing for 10-year, 1-day storm event to substantiate the minimum pavement elevation being relied upon for the proposed roadways.
11. Clearly show the location and elevation of the perimeter containment berm on the Construction Plans. Eventual as-builts and project closeout will rely on this elevation being documented. As proposed several areas do not appear to be included within the stormwater system and it is unclear where the perimeter berm is proposed.
12. Provide additional grading details demonstrating that the first floor of the residential-use along the front building line is at least twenty-one inches above the finished grade (not applicable to the garage) (LDR Section 12.1.04.10)
13. Provide minimum finished floor elevation on the Final Site Plan and Construction Plans
14. Although an open cut trench detail was provided, it is unclear where this is being utilized.
15. Demonstrate how stormwater runoff from the buildings is being directed into the stormwater management system. If roof drains are being relied upon, add a note to the Construction Plans.
16. Provide additional proposed grading details and cross sections. As shown it is unclear how the proposed improvements will tie into existing grades.
17. Provide invert elevations for all proposed mitered end sections.

Signed and Sealed Construction Plan

1. Proposed sidewalk layout is inconsistently depicted between the Final Site Plan and Construction Plans.
2. The configuration of the individual lots is unclear and insufficient for the review and approval of a proposed plat. Provide bearings and distances along each of the proposed lot lines within the boundary of the Final Site Plan.

3. The configuration of the drainage easements and common areas are unclear and insufficient for the review and approval of a proposed plat. Provide bearings and distances along each of the proposed drainage and roadway easements within the boundary of the Final Site Plan, unless it is clear that the easement is parallel or concentric to a lot line.
4. Erosion control plan includes a construction entrance within the existing park entrance. Relocate and provide details as to how access to the park will remain unobstructed during construction. Provide Martin County construction entrance detail.
5. Provide note on erosion control plans: Contractor must use site stabilization methods, such as, but not limited to, seeding, wetting, and mulching which minimize airborne dust and particulate emissions generated by construction activity. Such methods shall be completed progressively and actively maintained as vegetation removal occurs within a given area of a site. At the pre-construction meeting, the contractor shall inform the county which vegetation removal methods will be conducted and the plan to minimize airborne dust and particulate emissions. [4.347.A]

Development Order Conditions:

1. A right-of-way dedication will be required along the right-of-way fronting the townhouses.
2. The developer/owner shall pay hauling fees to Martin County for any fill excavated from the site in connection with the construction appearing on the approved Final Site Plan and Approved Construction Plans, and hauled offsite. 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

Electronic Files

Findings of Compliance:

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

Addressing

Unresolved Issues:

#1 Please provide a name to the one-way alley into your project:

4.767.D. Naming driveways. A driveway that serves as the principal access to two or more parcels that contain primary structures shall be named and the primary structures shall be addressed from the named access.

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>.

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 are the codes 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).

The directional prefix for your street name will be SE.

Each townhome will have its own individual house number.

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. Attached markups have been provided to the engineer of record.

Wellfield 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 Rescue

Findings 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.

Emergency Management

Item #1

Evacuation Plan Requirements

If the property is located within a Hurricane Surge Zone a submitted evacuation plan must be submitted documenting the agreement or evidence that the owner or manager has the ability to:

- a. Distribute timely notices to evacuate the area if an evacuation order has been issued to all residents and commercial lease owners.
- b. Annually distribute information to residents of the location of local shelters.
- c. Provide all residents with Special Needs the information available to register for the Special Needs Shelter.
- d. Distribute annual public emergency preparedness information including information about emergency evacuation routes.

Remedy/Suggestion/Clarification:

- a. Not addressed. Please include map or directions on how to get from the site to the evacuation routes.
- b. Not addressed.
- c. Identify how residents will be notified. Update shelter list, Seawind ES and Hidden Oaks MS are not shelters anymore.
- d. Not addressed.

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

ADA

Unresolved Issues:

1. Sidewalk end treatments shall not direct pedestrians into roadway (south end of parcel and at SE Dixie Highway).

2. Provide proposed sidewalk elevations demonstrating a 5% running slope and 2% cross slope are not exceeded. Additionally, a minimum of 6-inch vertical separation is required if the sidewalk is adjacent to the travel way.
3. Provide mid-block crosswalk striping for proposed crosswalk.

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

Analysis provided below.

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: Nicholas E. Karangelen Revocable Trust
 Nicholas Karangelen, 703-963-1150
Project Name: Hobe Sound Townhomes
Parcel # - PCN: 27-39-42-000-000-00020-9
Date: 04/04/2024
Request: Request for a General School Capacity Analysis for Hobe Sound Townhomes 4-unit community on 1.28 acres over a 1 year period 2025, located on SE Dixie Hwy. near Hobe Sound, FL.

Student Generation Calculation:

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

School Zone Enrollment & Permanent Capacity:

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

CSA	2022-2023 (as of 10/13/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
South Zone –Hobe Sound Elementary School	488	439	828
South Zone –Murray Middle School	628	608	1202
South Zone – South Fork High School	1816	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 Article 5.32.D of the Adequate Public Facilities LDR 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 K of this staff report

Public safety facilities

Findings – In Place

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

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.

Item	Description	Requirement
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 Elevations	One (1) copy 24" x 36" of the approved elevations.
10.	Engineers 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.
11.	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.
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.	Property Management Documents	Two (2) copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County.
14.	Hauling Fee	A hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$859.53 shall be paid within sixty (60) calendar days of the project approval.
15.	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	\$0.00	\$4,160.00
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/Owner: Nicholas E. Karangelen Revocable Trust
151 North Beach Road
Jupiter Island, FL 33455
Nicholas E. Karangelen
703-963-1150
nickatbeach@gmail.com

Agent: Architect Stergas & Associates
19540 Riverside Drive
Tequesta, FL 33469
James Stergas
561-575-3360
stergas2@gmail.com

Engineer of Record: Jeff H. Iravani Inc.
1934 Commerce Lane
Jupiter, FL 33458
561-575-6030
jhi@jhiinc.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

Attachment I – Ordinance No. 1215

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

ORDINANCE NO. 1215

AN ORDINANCE OF MARTIN COUNTY, FLORIDA AMENDING ARTICLE 12, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE CONCERNING CLARIFICATION OF CONFLICTING DENSITY PROVISIONS; OPEN SPACE ALLOCATION; NATIVE UPLAND HABITAT, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS; SEVERABILITY; APPLICABILITY; FILING WITH THE DEPARTMENT OF STATE; EFFECTIVE DATE; AND CODIFICATION.

WHEREAS, the Board of County Commissioners of Martin County, Florida (Board) is authorized by Chapter 125, Florida Statutes, to adopt ordinances and resolutions necessary for the exercise of its powers; and

WHEREAS, the Board of County Commissioners (BCC) has adopted the Martin County Comprehensive Growth Management Plan (CGMP) within which are included goals, objectives, and policies related to the process for review and approval of certain development applications; and

WHEREAS, Chapter 163, Part II, Florida Statutes, requires the implementation of these goals, objectives and policies through the adoption of consistent land development regulations; and

WHEREAS, revisions to Article 12 are necessary to clarify density provisions to ensure consistency with the CGMP; and

WHEREAS, revisions to the open space requirements will allow for the inclusion of more purposeful publicly accessible civic open space for projects one acre or greater; and

WHEREAS, the CGMP allows for cash payment in lieu of native upland habitat in the Community Redevelopment Area and this amendment provides the mechanism to carry out the Policy; and

WHEREAS, this proposed amendment to Article 12 of the Land Development Regulations, Martin County Code, has received public hearings before the Local Planning Agency and the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners finds the proposed amendment consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

PART I. AMENDMENT OF SECTION 12.1.04 – DEVELOPMENT STANDARDS, DIVISION 1 – UNIFORM REDEVELOPMENT STANDARDS, ARTICLE 12 - COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE.

Section 12.1.04. is hereby amended as follows:

- ...
3. *Density.* ~~The permitted densities shall be gross densities and the gross land area to which this density is applied is described as follows. These densities~~ Density shall be applied to contiguous land areas under common ownership, with the following provisions and exceptions:
- a. In cases where land abuts the waters of the Atlantic Ocean, St. Lucie River, Indian River, Loxahatchee River, Intracoastal Waterway, Lake Okeechobee or any tributary or manmade canal, the boundary of the land shall be delineated as established by State Statutes.
 - b. No submerged land areas waterward of the boundary described above shall be included under this definition.
 - c. No land areas proposed to be allocated to nonresidential uses shall be included under this definition except for contiguous land areas for:
 - i. Utilities under common ownership and principally supporting;
 - ii. Recreational facilities for the primary use;
 - iii. Dedication to the County or other County-approved agencies or not for-profit corporations;
 - iv. ~~In m~~ Mixed-use projects in the six designated CRAs ~~as described in Chapter 18.~~
 - d. ~~Gross density is defined as maximum allowable units divided by gross land areas.~~
 - e. ~~d.~~ For development proposed ~~for previously platted lots~~ in a CRA and subject to calculation of ~~gross~~ residential density, the property owner may opt to include within the ~~gross~~ land area one-half of any opened right-of-way adjoining the development site provided density does not exceed 15 units per acre for the contiguous land under common ownership. This shall be used for the purpose of density calculations and not for other development standards.
 - f. ~~e.~~ Small dwelling units. Within Core, Corridor, and General Subdistricts when the lot is one acre or less, dwelling units of 800 square feet or less shall count as one-

half of a dwelling unit. This shall be used for the purpose of density calculations and not for other development standards.

- ~~g. f.~~ *Small dwelling units in affordable housing.* Within the Core, Corridor, and General Subdistricts when the lot is larger than one-acre, dwelling units of 800 square feet or less shall count as one-half of a dwelling unit if at least 50 percent of the all units that count as one-half of a dwelling unit qualify as affordable housing, as defined in the CGMP. This shall be used for the purpose of density calculations and not for other development standards.

...

5. *Open space.*

- a. The open space requirements shall apply on a lot-by-lot basis unless the lot has been approved as part of a final site plan which demonstrates compliance on a project-wide basis, for example, by way of setting aside common areas such as upland and wetland preserve areas and other eligible open spaces.
- b. Within the CRAs, a impervious civic open space landscaped impervious area may be credited towards required open space if such impervious area designed to meet the criteria below: designated as a community gathering space such as a plaza, esplanade, or covered gathering space.
 - i. Shall abut an existing public sidewalk on at least one side.
 - ii. Shall provide pedestrian level lighting.
 - iii. Shall provide 2 benches or 1 linear feet of another appropriate seating area per 200 SF of civic open space area.
 - iv. Shall contain a minimum of 30% of native tree shade canopy and other landscape material which can include raised planter beds. Tree canopy or shade structures shall be provided over seating areas.
 - v. Shall be designed to incorporate existing protected trees when practicable.
 - vi. Shall be privately owned and maintained.
 - vii. Shall not contain vehicular parking or access ways, mechanical equipment, dumpsters, service areas, or be directly adjacent to loading areas or trash pickup.
 - viii. Shall not be fenced off and remain open for the public at minimum from dawn to dusk.
- c. Project sites that are one (1) acre or greater shall design a minimum of 2% of the total required open space on site as civic open space meeting the requirements of Section 12.1.04.5.b.
 - i. The minimum size of one area of required civic open space shall be 900 SF.

- ii. The following uses are exempt from this provision:
 - 1. Projects comprised solely of “single-family dwellings” or “mobile homes” as listed in Table 12-2 of Section 12.1.03
 - 2. Projects comprised solely of industrial uses
 - 3. Educational institutions
 - 4. Residential care facilities
 - 5. Neighborhood assisted residences with six or fewer residents
 - 6. Protective and emergency services
- d. ~~e. A Small Site development (that is less than one-half acre site) within a CRA may meet its obligation to provide open space by providing open space at another location or by making a cash payment in lieu of providing open space, as provided for in Chapter 18, CGMP.~~ green building and green infrastructure techniques through an alternative compliance request in accordance with Section 12.1.12.4. The site:
 - i. Must be able to meet infill storm water standards pursuant to Sec. 12.1.08 and the required architectural standards
 - ii. Shall provide green building and green infrastructure techniques that may offset the open space reduction including but not limited to the following:
 - 1. Solar panels, roof top or car canopy.
 - 2. Green roof
 - 3. Tree wells with structural soil or root cells
 - 4. Pervious pavement
 - 5. Vegetated walls designed by a landscape architect or otherwise qualified landscape professional

...

- 7. *Accessory uses and structures.* Accessory structures shall comply with the Development Standards applicable in the Subdistrict unless otherwise provided herein.
 - a. *Accessory dwelling units.*
 - i. One accessory dwelling unit (ADU) may be permitted on a lot on which a detached single-family dwelling or townhouse is located. An ADU shall not be permitted on a lot on which a duplex is located. ADUs are not permitted for small dwelling units.
 - ii. An ADU shall not count as a separate unit for purposes of calculating density.
 - iii. An ADU may be the second floor of a garage, a freestanding cottage, or physically attached to the principal dwelling.

- iv. An ADU shall not exceed ~~the lesser of~~ a footprint of 850 square feet or one-half the square footage of the primary dwelling.
- v. An ADU may have separate utility meters or share utilities with the principal dwelling, as required or permitted by the utility provider.
- vi. An ADU shall not be sold or conveyed separately from the principal dwelling unit.

...

15. *Native upland habitat.* Development within a CRA may meet its obligation to preserve native upland habitat on the development site, as defined established in Article 4, Division 2, Section 4.31.C., on the development site by preserving native upland habitat at another location in Martin County or by making a cash payment in lieu of on-site preservation in accordance with the following: ~~Additional standards are provided in Chapter 18, CGMP.~~

- a. Undeveloped sites: A cash payment in lieu of on-site preservation for an undeveloped site is available when the requirement for a preservation area is one-quarter acre or less for rare native upland habitat or one-half acre or less for common native upland habitat.
- b. Isolated upland preserve areas existing on previously developed sites: Subject to Board approval, cash payment in lieu of preservation is available for an existing, isolated preservation area that is one-quarter acre or less for rare native upland habitat or one-half acre or less for common native upland habitat, as designated on an approved site plan for development or PAMP, subject to the following:
 - i. The existing upland preserve area shall not be part of a required wetland buffer, shoreline protection zone, or connected to an off-site preservation area.
 - ii. The payment in lieu of an existing upland preserve area shall be established in conjunction with a revised final site plan and Development Order recorded in Martin County Official Records. The revised final site plan shall provide for compliance with CRA landscaping and buffering requirements.
 - iii. Undersized upland preserve areas, as defined in Article 4, Division 2, are not required to make a cash in lieu of payment and may be eliminated in conjunction with a revised, recorded final site plan for redevelopment, provided that all open space and landscaping requirements are met on site.
- c. The cash payments in lieu of on-site preservation for subsections a and b above, shall be equal to the value of the total development site multiplied by a fraction, the numerator of which shall be the area of the required on-site preserve and the denominator of which shall be the area of the total development site. The value

of the total development site shall be determined by a state-certified, MAI real estate appraiser acceptable to the County and shall be based upon an appraisal dated no more than 180 days prior to the application approval.

- d. All payments received in lieu of preservation shall be memorialized in writing and include the land area, habitat type, and value of the preservation area.
- e. Payments received in lieu of preservation shall be utilized to acquire land in Martin County that will be part of a sustainable preserve system. Up to 25 percent of funds received may be utilized to plant native vegetation and to restore the natural habitat on the 27 acres acquired by Martin County in December 2017, the deed for which is recorded in Martin County Official Records Book 2965, Page 2237, and commonly called the Hobe Sound Scrub Preserve.

PART II. AMENDMENT OF SECTION 12.1.14 – DEVELOPMENT STANDARDS, DIVISION 1 – UNIFORM REDEVELOPMENT STANDARDS, ARTICLE 12 - COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE.

Sec. 12.1.14. Glossary.

...

A

Accessory Dwelling Unit (ADU). ~~Accessory dwelling unit (ADU) also referred to as an accessory apartment or guest house is a second dwelling on the same lot as a single family dwelling.~~ Also referred to as accessory apartments, second units, or granny flats — are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living space is equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence.

...

C

Civic Open Space. ~~An natural, landscaped, or hardscaped outdoor area provided for the purpose of active or passive public recreation which may be fully impervious. May include publicly accessible outdoor amenities such as a playground, seating area, picnic area, multi-use path and temporary or permanent small outdoor performance space.~~

PART III. CONFLICTING PROVISIONS.

Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, Martin County ordinances, County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict except for ordinances concerning either adoption or amendment of the Comprehensive Plan.

PART IV. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART V. APPLICABILITY OF ORDINANCE.

This ordinance shall be applicable throughout the unincorporated area of Martin County.

PART VI. FILING WITH DEPARTMENT OF STATE.

The Clerk shall be and is hereby directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VII. EFFECTIVE DATE.

This ordinance shall take effect upon filing with the Office of Secretary of State.

PART VIII. CODIFICATION.

Provisions of this ordinance shall be incorporated into the General Ordinances, Martin County Code, except that Parts III through VIII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

DULY PASSED AND ADOPTED THIS 12TH DAY OF DECEMBER, 2023.

ATTEST:



CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER



BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA



HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



ELYSSE A. ELDER,
DEPUTY COUNTY ATTORNEY

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FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 21, 2023

Carolyn Timmann
Clerk of the Circuit Court
Martin County
P.O. Box 9016
Stuart, FL 34995

Dear Carolyn Timmann,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Martin County Ordinance No. 1215, which was filed in this office on December 14, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

No more overindulging at Thanksgiving?

New obesity medications change how users think of holiday meals

Jonel Alacda ASSOCIATED PRESS

For most of her life, Claudia Stearns dreamed Thanksgiving. As a person who struggled with obesity since childhood, Stearns hated the annual turmoil of obsessing about what she ate — and the guilt of overindulging on a holiday built around food.

Now, after losing nearly 100 pounds using medica-

tions including Wegovy, a powerful new anti-obesity drug, Stearns says the “food noise” in her head has gone very, very quiet.

“Last year, it felt so lovely to just be able to enjoy my meal, to focus on being with friends and family, to focus on the joy of the day,” says Stearns, 65, of Somerville, Massachusetts. “That was a whole new experience.”

As millions of Americans struggling with obesity gain access to a new generation of weight-loss drugs, Stearns’ experience is becoming more common — and more noticeable at the times of year when cooking, eating and a sense of abundance can define and heighten gatherings of loved ones and friends. Medical experts and consumers say the drugs are shifting not only what users eat, but also the way they think about food. For some, it means greater mental control over their meals. Others say it saps the enjoyment from social situations, including traditionally food-centric holidays like Thanksgiving, Passover and Christmas.

“It’s something that really changes a lot of things in their life,” says Dr. Daniel Bessesen, chief of endocrinology at Denver Health, who treats patients with obesity. “They go from food being a central focus to it’s just not.”

Undermining the festivities?

The new obesity drugs, originally designed to treat diabetes, include semaglutide, used in Ozempic and Wegovy, and tirzepatide, used in Mounjaro and recently approved as Zepbound. Now aimed at weight loss, too, the drugs delivered as weekly injections work far differently than any diet. They mimic powerful hormones that kick in after people eat to regulate appetite and the feeling of fullness communicated between the gut and the brain. Users can lose as much as 15% to 25% of their body weight, studies show.

“That’s how it works — it reduces the rewarding aspects of food,” explains Dr. Michael Schwartz, an expert in metabolism, diabetes and obesity at the University of Washington in Seattle.

For Stearns, who started treatment in 2020, using the weight-loss medications means she can take a few bites of her favorite Thanksgiving pie — and then stop. “I would not feel full,” she says, “but I would feel satisfied.”

Yet such a shift can have broader implications, both religious and cultural, because it alters the experience of festive and religious holidays that are often built around interactions with food — and lots of it.

“I’m Italian. For us, it’s like going to church, going to a table,” says Joe Sapon, 64, a retiree from Atlantic Highlands, New Jersey, who lost about 100 pounds with Wegovy and Mounjaro. He no longer needs what he called “the food orgy” of a holiday, but he acknowledges it was an adjustment.

“Part of succeeding at this is disconnecting a good



Some people on weight loss drugs such as Wegovy have a hard time adjusting to experiencing food-centric holidays in a new way. NOVO NORDISK VIA AP

time with what you eat,” he says. “Am I still going to have fun if I don’t eat that much?”

Changes in enjoyment

Many users welcome what they say is greater control over what they eat, even during the emotionally charged holiday season.

“I may be more selective of the items I put on my plate,” says Tara Rothenhoefer, 48, of Trinity, Florida. She lost more than 200 pounds after joining a clinical trial testing Mounjaro for weight loss in 2020. “I don’t care about the bread as much. I still eat what I enjoy.”

But others on the drugs lose their appetites entirely or suffer side effects — nausea, vomiting, diarrhea — that undermine the pleasure of any food.

“I’ve had a handful of patients over the years who were really miserable because they didn’t enjoy food in the same way,” says Dr. Katherine Saunders, an obesity expert at Weill Cornell Medicine and co-founder of IntelliHealth, a clinical and software company that focuses on obesity treatment.

But, she added, most people who have turned to weight-loss medications have spent years struggling with the physical and mental burdens of chronic obesity and are relieved to discover a decreased desire for food — and grateful to shed pounds.

When people stop taking the drugs, their appetites return and they regain weight, often faster than they lost it, studies show. One early analysis found that two-thirds of patients who started taking weight-loss drugs were no longer using them a year later.

Part of that may be due to high cost and ongoing supply shortages.

But the larger question of what it means to alter a basic human drive like appetite needs to be considered as well, says Dr. Jens Juul Holst of the University of Copenhagen.

Martin County - Growth Management
N/A
A-16-A11
LDR 23-04 Article 10

Advertiser:
Agency:
Section-Page-Zone(s):
Description:

Ad Number: 45739513
Insertion Number: N/A
Size: 2 Col x 7 in
Color Type: N/A

The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE STUART NEWS NETWORK

Wednesday, November 22, 2023

NOTICE OF PUBLIC HEARINGS

The Martin County Local Planning Agency and the Board of County Commissioners will conduct public hearings on the following item:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA AMENDING ARTICLE 10 AND ARTICLE 12 CONCERNING CLARIFICATION OF DEVELOPMENT REVIEW PROCEDURE, SITE PLANNING EXEMPTIONS AND RESPONSIBILITY OF REVIEW, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS; SEVERABILITY; APPLICABILITY; FILING WITH THE DEPARTMENT OF STATE; EFFECTIVE DATE; AND CODIFICATION.

Public Hearing: Local Planning Agency
Thursday, December 7, 2023
Time: 7 PM or as soon thereafter as the item may be heard

Public Hearing: Board of County Commissioners
Tuesday, December 12, 2023
Time: 9 AM or as soon thereafter as the item may be heard

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact: Peter Walden, AICP, CHU-A, Deputy Growth Management Department Director at (772) 219-4923.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 238-5400, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Service.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

CITY OF ST. LUCIE
PLANNING AND DEVELOPMENT DEPARTMENT
OFFICE OF PUBLIC HEARINGS

NOTICE OF PUBLIC HEARING
The Board of County Commissioners of St. Lucie County, Florida is scheduled to review and consider the following City of St. Lucie Ordinance, December 5, 2023, at 9:00 AM, on the following:

FILE NO: 23-008-000025

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING LAND DEVELOPMENT CODE SECTION 7.10.03, ANIMALS IN RESIDENTIAL ZONING DISTRICTS, ALLOWING FOR THE ADDITION OF A VEGETATED VISUAL BARRIER TO SERVE AS AN OPTION TO BUFFER REGISTERED CHICKEN COOPS FROM ADJACENT ROADWAYS AND NEIGHBORING PARCELS, PROVIDING STANDARDS FOR THE VEGETATED MATERIAL, AND REMOVES THE REQUIREMENT FOR AN OPAQUE FENCE OR WALL TO BE LOCATED ON THE PROPERTY LINE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING SEVERABILITY AND SEVERABILITY; AND PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND PROVIDING FOR ADOPTION.

APPLICANT: ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS

PURPOSE: A County initiated Text Amendment to the Land Development Code to update the chicken coop buffering requirements within Section 7.10.03, Animals in Residential Zoning Districts, specifically allowing for existing or planned vegetation to serve as a buffer between registered chicken coops and adjacent rights-of-way and neighboring parcels. Additionally, the amendment would allow the required visual buffer to be located between the registered chicken coop and the property line.

THE PUBLIC HEARING ON this item will be held in the Commission Chambers, Roger Putnam Annex, 3rd Floor, St. Lucie County on Tuesday, December 5, 2023, beginning at 9:00 AM, or as soon thereafter as possible.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the Board should be received by the Planning and Development Services Department - Planning Division or Public Works Department at least three (3) days prior to the scheduled hearing. Comments will be distributed to the Board in advance of the meeting and included in the record provided to the Board along with the County's rules. The public hearing is available for review at the Planning and Development Services Department - Planning Division located at 2300 Virginia Avenue, Fort Pierce, Florida during regular business hours. Please call (772) 462-2822 or 100 (772) 462-1428 if you have any questions or require additional information about this petition.

The St. Lucie County Board of County Commissioners has the power to review and enact land development code regulations within St. Lucie County's jurisdiction.

The proceedings of the Board of County Commissioners are electronically recorded. **PURSUANT TO SECTION 286.0105, Florida Statutes**, if a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individual testimony during a hearing will be given in person. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Resource Manager at least twenty-eight (28) hours prior to the meeting at (772) 462-1546 or T.D.D. (772) 462-1428. Any questions about this agenda may be referred to St. Lucie County Planning Division at (772) 462-2822.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
J. CATY TOWNSEND, CHAIR
PUBLISHED DATE: Wednesday, November 22, 2023

ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING AGENDA

Tuesday, December 5, 2023

NOTICE OF AN ADOPTION HEARING FOR A PROPOSED LAND DEVELOPMENT CODE TEXT AMENDMENT

The Board of County Commissioners of St. Lucie County, Florida is scheduled to review and consider the following City of St. Lucie Ordinance for adoption by Ordinance:

FILE NO: 23-008-000025

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING LAND DEVELOPMENT CODE SECTION 7.10.03, ANIMALS IN RESIDENTIAL ZONING DISTRICTS, ALLOWING FOR THE ADDITION OF A VEGETATED VISUAL BARRIER TO SERVE AS AN OPTION TO BUFFER REGISTERED CHICKEN COOPS FROM ADJACENT ROADWAYS AND NEIGHBORING PARCELS, PROVIDING STANDARDS FOR THE VEGETATED MATERIAL, AND REMOVES THE REQUIREMENT FOR AN OPAQUE FENCE OR WALL TO BE LOCATED ON THE PROPERTY LINE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING SEVERABILITY AND SEVERABILITY; AND PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND PROVIDING FOR ADOPTION.

APPLICANT: ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS

PURPOSE: A County initiated Text Amendment to the Land Development Code to update the chicken coop buffering requirements within Section 7.10.03, Animals in Residential Zoning Districts, specifically allowing for existing or planned vegetation to serve as a buffer between registered chicken coops and adjacent rights-of-way and neighboring parcels. Additionally, the amendment would allow the required visual buffer to be located between the registered chicken coop and the property line.

THE PUBLIC HEARING ON this item will be held in the Commission Chambers, Roger Putnam Annex, 3rd Floor, St. Lucie County on Tuesday, December 5, 2023, beginning at 9:00 AM, or as soon thereafter as possible.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the Board should be received by the Planning and Development Services Department - Planning Division or Public Works Department at least three (3) days prior to the scheduled hearing. Comments will be distributed to the Board in advance of the meeting and included in the record provided to the Board along with the County's rules. The public hearing is available for review at the Planning and Development Services Department - Planning Division located at 2300 Virginia Avenue, Fort Pierce, Florida during regular business hours. Please call (772) 462-2822 or 100 (772) 462-1428 if you have any questions or require additional information about this petition.

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Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Resource Manager at least twenty-eight (28) hours prior to the meeting at (772) 462-1546 or T.D.D. (772) 462-1428. Any questions about this agenda may be referred to St. Lucie County Planning Division at (772) 462-2822.

NOTICE OF PUBLIC HEARING

The Board of County Commissioners will conduct a public hearing on Tuesday, December 12, 2023, beginning at 9:00 AM, or as soon thereafter as the items may be heard, to consider adoption of the following ordinances:

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 22-09, AMENDING THE TEXT OF CHAPTER 16, CHAPTER 2, AND CHAPTER 4, OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; CODIFICATION AND AN EFFECTIVE DATE.

The Martin County Board of County Commissioners has initiated an amendment to Chapter 18, Community Redevelopment Element. The proposed changes provide clarity and predictable standards regarding density, open space and preserve areas and updates to be consistent with state statutes regarding water and wastewater systems.

AN ORDINANCE OF MARTIN COUNTY, FLORIDA AMENDING ARTICLE 12 CONCERNING CLARIFICATION OF DENSITY PROVISIONS; OPEN SPACE ALLOCATION; NATIVE UPLAND HABITAT, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS; SEVERABILITY; APPLICABILITY; FILING WITH THE DEPARTMENT OF STATE; EFFECTIVE DATE; AND CODIFICATION.

The proposed changes to Article 12, Community Redevelopment Code, are in conjunction with changes made to Chapter 18, Comprehensive Growth Management Plan. Changes provide clarity and predictable development standards regarding density, open space and preserve areas.

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application documents or agenda items, contact Peter Walden, Deputy Growth Management Director, Growth Management Department at (772) 238-5495.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 238-5400, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Service.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

Attachment II – SMRU Redlines



SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395

(772) 546-2511 • FAX (772) 546-7619

March 4, 2024

Jeff Iravani, P.E.
Jeff H. Iravani, Inc.
1934 Commerce Lane, Suite 5
Jupiter, FL 33458

RE: SE Dixie Highway Townhouses; PCN 27-39-42-000-00020-9

Dear Mr. Iravani,

Thank you for submitting your preliminary plans to South Martin Regional Utility (SMRU). Our initial review indicates that off-site utility construction, at the developer's expense, may be required to serve this project.

Plan Review Comments:

- Add sample points noted on C-4
- New line shown on Dixie Hwy should be an 8" line not 10"
- 8" x 10" tap and valve
- Show meter locations

All markups are shown on plan set.

Martin County requires utility concurrency from the utility provider serving a development as part of the site plan approval process. To provide a concurrency statement for your use during the site plan approval process, a pre-reservation fee must be paid prior to SMRU issuing a capacity commitment letter. According to the South Martin Regional Utility's *Regulations, Policies and Procedures*, to begin the process of capacity reservation in the Town's utility system, the developer must pay one full year's Accrued Guaranteed Revenue Fee (AGRF) for the capacity the developer requires.

Pre-Reservation Fee

Water	12 months	x	\$24.46	x	9 ERCs	=	\$ 2,641.68
Wastewater	12 months	x	\$15.27	x	8 ERCs	=	<u>\$ 1,465.92</u>
Total Fees							\$ 4,107.84

The pre-reservation fee is non-refundable but may be credited to the developer's final fee amount without interest in accordance with the requirement of the *Regulations, Policies and Procedures* of the SMRU. Please remit payment accordingly.

Site Plan Review Fee


Construction Plans & Specifications

For

Hobe Sound Townhomes

Section 26 Township 39S Range 42E
Martin County, Florida

REVISIONS

 Jeff H. Iravani, Inc. Consulting Engineers 1934 COMMERCE LANE, SUITE 5 JUPITER, FLORIDA 33458 TEL: (561) 575-6030 FAX: (561) 575-6088 WEBSITE: www.jhinc.com EMAIL: jh@jhinc.com
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Hobe Sound Townhomes

Cover Sheet			
DATE	07/05/22	SCALE	NA
DESIGNED BY	JHI	DRAWN BY	DDI
JOB NO.	2302-1427		

SCALE
DATE
PROJECT NO.
C-1

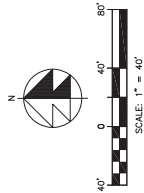
Drawing Index	
C-1	Cover Sheet
C-2	Pavement Marking Plans
C-3	Grading, Paving, & Drainage Plans
C-4	Water & Wastewater Plans
C-5	Pollution Prevention Plan
C-6	Grading, Paving, & Drainage Details
C-7	Grading, Paving, & Drainage Details
C-8	Grading, Paving, & Drainage Details
C-9	SWPPP Details
C-10	Water Details
C-11	Water & Wastewater Details

Aerial



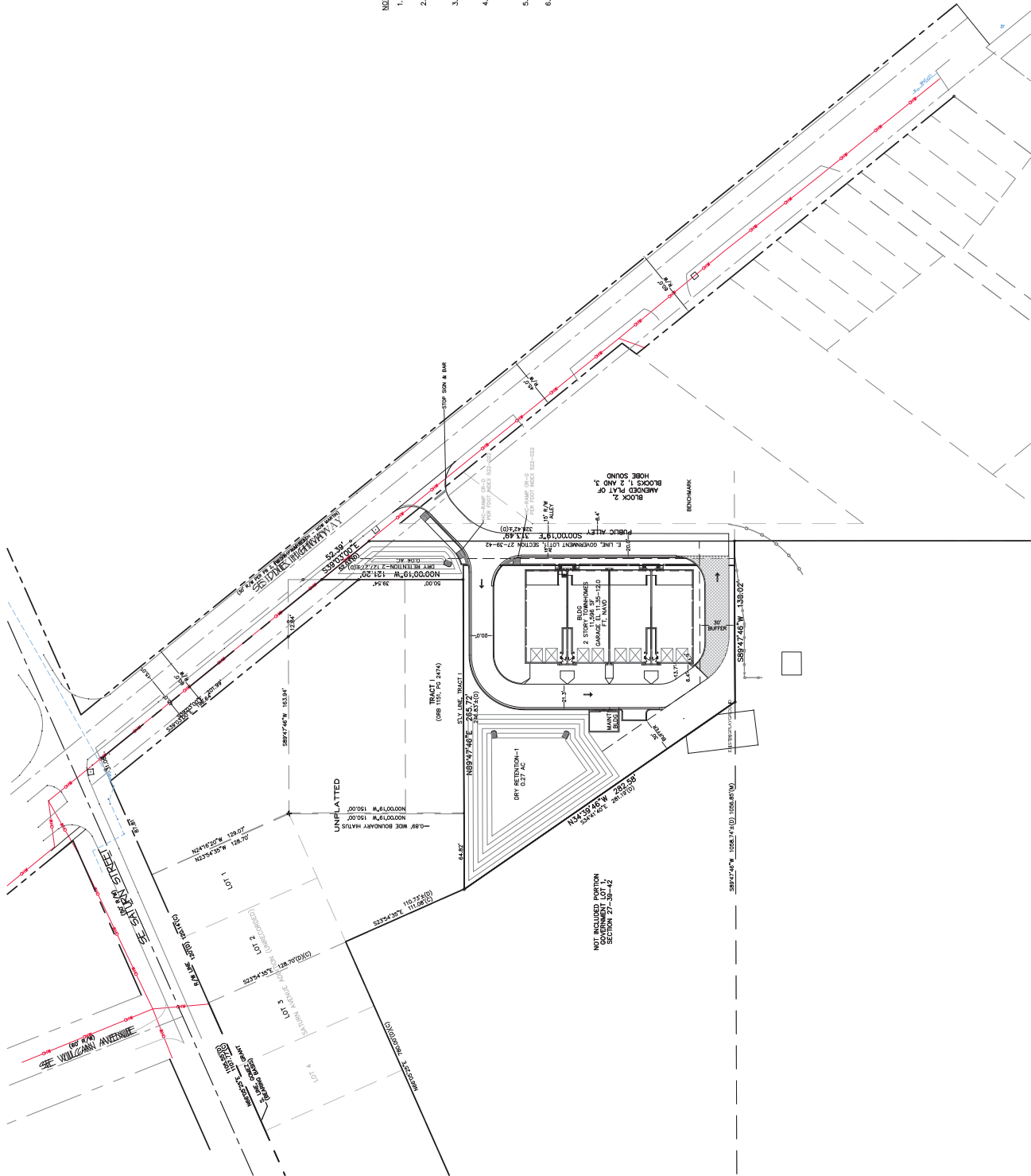
Vicinity Map

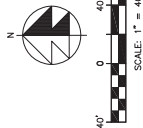
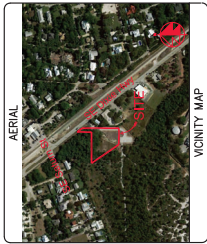
Developer
Mr. Nick Karangelen 151 North Bridge Road Jupiter Island, Florida 33455



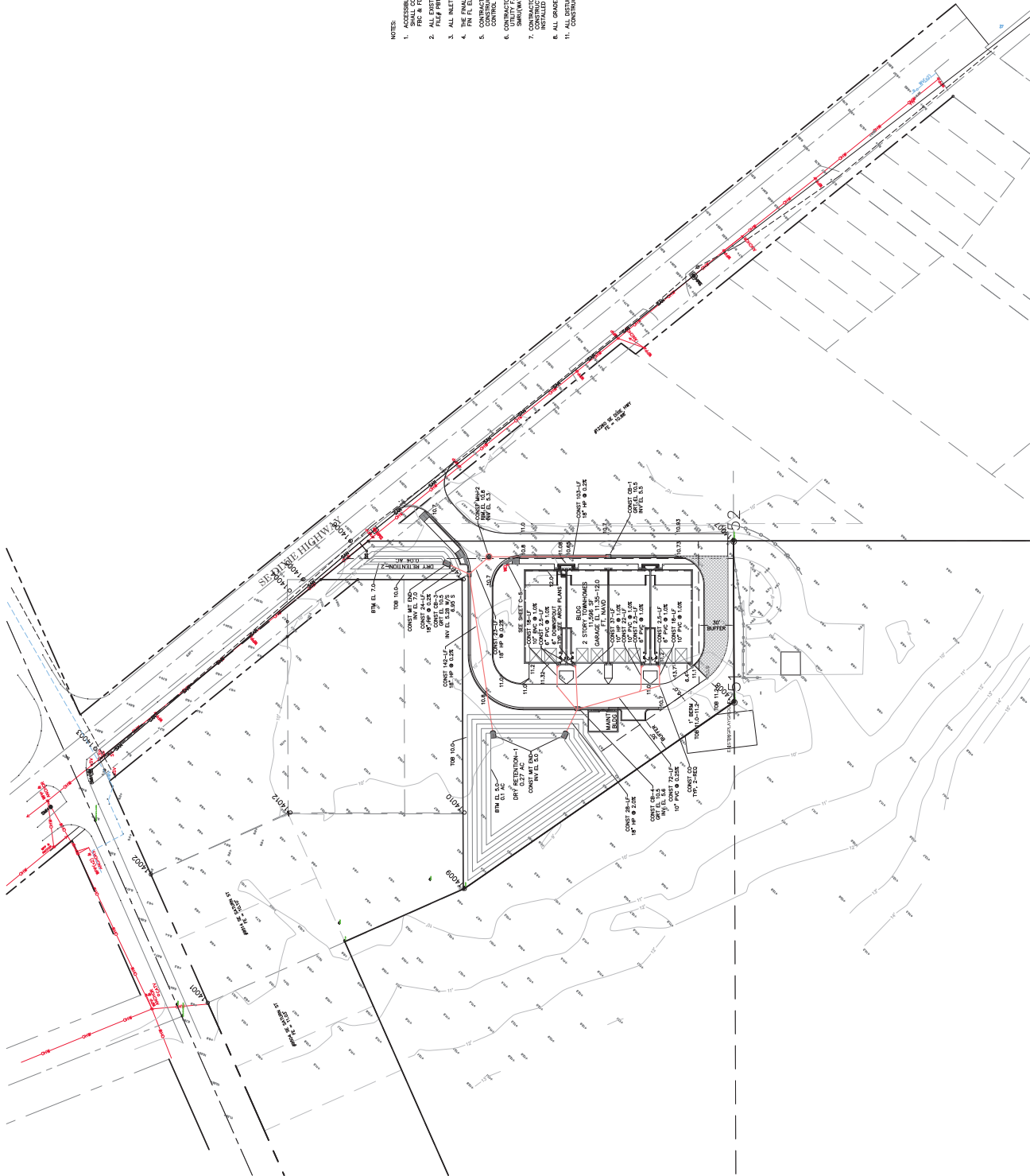
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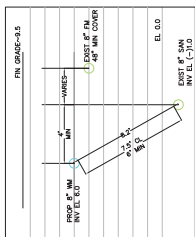
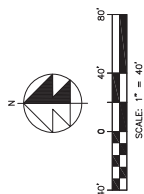
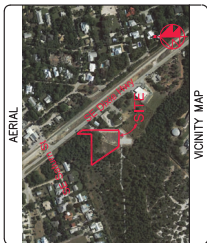
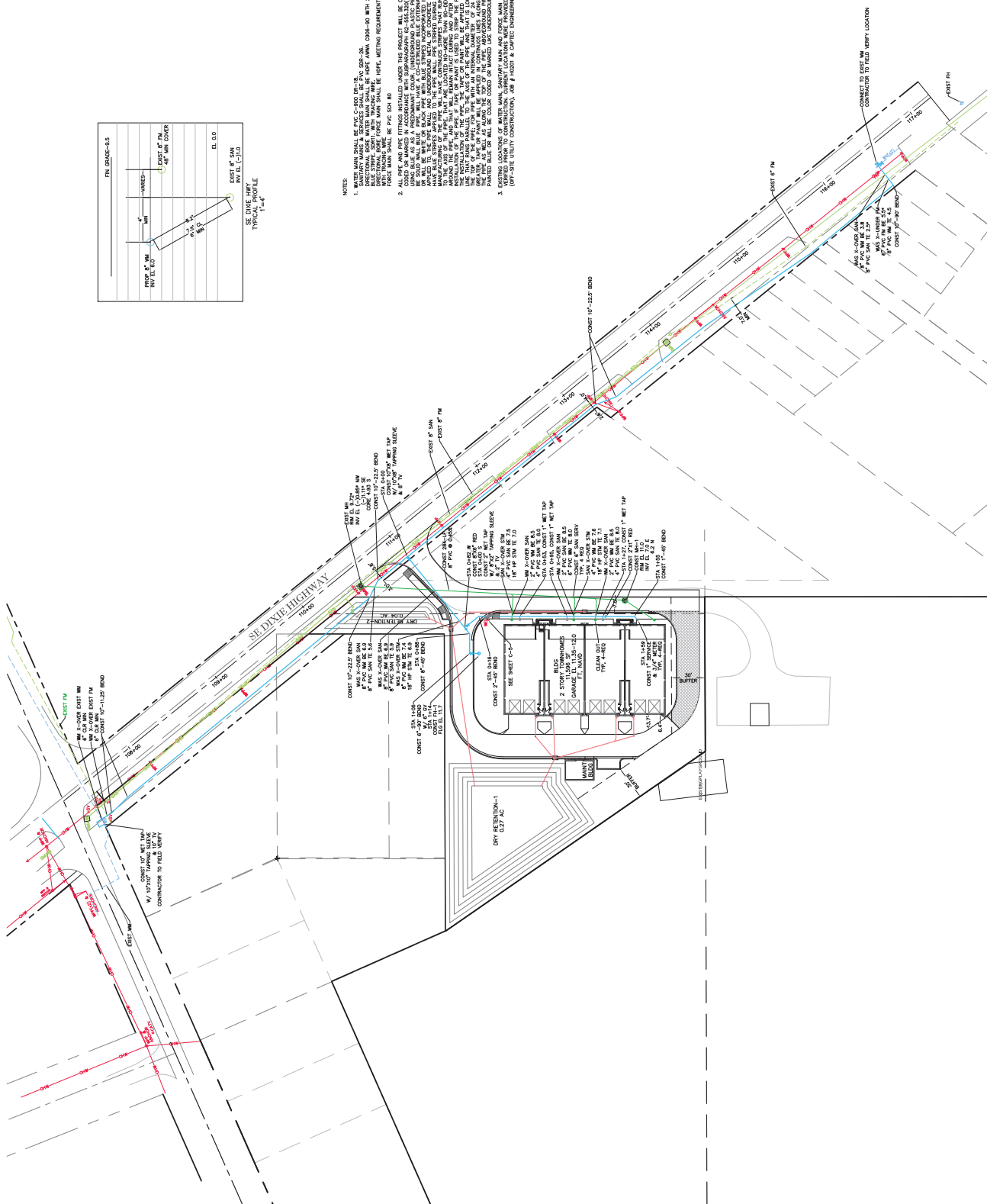
1. ALL DESIGN & STOP BARS ARE TO BE THERMOPLASTIC.
2. 19'-24" DEEP PORT BARRIERS MUST BE INSTALLED WITH ALL CORNERS & EDGES EXISTING OR PROPOSED TRAFFIC (SEE CONFORMANCE PLANS)
3. SANKOFF SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
4. ALL RETRAEABLE WARNING SHALL BE CONSTRUCTED IN ACCORDANCE WITH U.S. ROAD & BUILDING DESIGN FUTURE DESIGN INDEX 2-2020
5. FUTURE DESIGN INDEX 2-2020 AND MARTIN COUNTY STANDARD DETAIL R-1208
6. ALL HANDICAP PAVEMENT(S) SHALL BE CONSTRUCTED PER PORT DESIGN STANDARD 322-002.
7. ALL STOPPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC.





1. ACCESSIBLE ROUTES: NINE (9) INCHES, LANDSCAPE RAMPS & DET. WARNING STRIPS TO BE INSTALLED AT ALL CROSSINGS OF THE "WALKABLE DESIGN".
2. ALL EXIST'ING TO & FROM ARE FIVE (5) FEET MIN. WIDTH & ASSOCIATES. IN.
3. ALL FOOT DESIGN SHOULD BE 18" MIN. WIDTH & ASSOCIATES. IN.
4. ALL PAVED AREAS SHALL BE 18" MIN. WIDTH & ASSOCIATES. IN.
5. ALL PAVED AREAS SHALL BE 18" MIN. WIDTH & ASSOCIATES. IN.
6. THE FINAL LANDSCAPE GRAD AT BLOS SHALL BE 4" MIN. BELOW FIN FL. ELEV.
7. THE FINAL LANDSCAPE GRAD AT BLOS SHALL BE 4" MIN. BELOW FIN FL. ELEV.
8. THE FINAL LANDSCAPE GRAD AT BLOS SHALL BE 4" MIN. BELOW FIN FL. ELEV.
9. THE FINAL LANDSCAPE GRAD AT BLOS SHALL BE 4" MIN. BELOW FIN FL. ELEV.
10. THE FINAL LANDSCAPE GRAD AT BLOS SHALL BE 4" MIN. BELOW FIN FL. ELEV.
11. ALL DISTURBED AREAS WILL BE REHABILITATED WITH 500 WORTH 30 DAYS OF

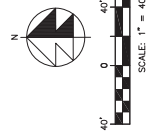


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AERIAL

VICINITY MAP



1. SITE FENCE SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. FLEET FABRIC SHALL BE INSTALLED UNDER ALLIOT GRATES IN EXISTING AND NEWLY CONSTRUCTED STORM SEWERS. FLEET FABRIC SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS HAVE BEEN RESTORED TO ORIGINAL OR BETTER CONDITION AND SHALL BE INSTALLED AS SHOWN.
3. MINIMUM #100 #10 TOP AGGREGATE SHALL BE INSTALLED AT THE CONSTRUCTION ENTRANCE PRIOR TO START OF CONSTRUCTION.
4. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITH NO NEW CONSTRUCTION ACTIVITIES IN A MAJOR, ANY DISTURBED AREA WITH NO NEW CONSTRUCTION ACTIVITIES FOR 30 DAYS.
5. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL.
6. SEDIMENTATION CONTROL SHALL BE USED TO PREVENT EROSION AND SEDIMENTATION FROM ENTERING THE CITY STREET.
7. THE CITY ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS NECESSARY TO VERIFY THAT THE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL ARE BEING USED TO PREVENT EROSION AND SEDIMENTATION FROM ENTERING THE CITY STREET. THE CITY ENGINEERING DEPARTMENT SHALL BE ALLOWED TO STOP WORK IF THE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL ARE NOT BEING USED TO PREVENT EROSION AND SEDIMENTATION FROM ENTERING THE CITY STREET. THE CITY ENGINEERING DEPARTMENT SHALL BE ALLOWED TO STOP WORK IF THE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL ARE NOT BEING USED TO PREVENT EROSION AND SEDIMENTATION FROM ENTERING THE CITY STREET. THE CITY ENGINEERING DEPARTMENT SHALL BE ALLOWED TO STOP WORK IF THE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL ARE NOT BEING USED TO PREVENT EROSION AND SEDIMENTATION FROM ENTERING THE CITY STREET.
8. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL CONTROL MEASURES AND FOR THE REMOVAL OF ALL CONTROL MEASURES WHEN THE PROJECT IS COMPLETED AND THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL CONTROL MEASURES AND FOR THE REMOVAL OF ALL CONTROL MEASURES WHEN THE PROJECT IS COMPLETED AND THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL CONTROL MEASURES AND FOR THE REMOVAL OF ALL CONTROL MEASURES WHEN THE PROJECT IS COMPLETED AND THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION.

Hobe Sound Townhomes
Martin County, Florida

JH **Jeff H. Travani, Inc.**
Consulting Engineers

1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458

TEL: (561) 575-6030
FAX: (561) 575-6088

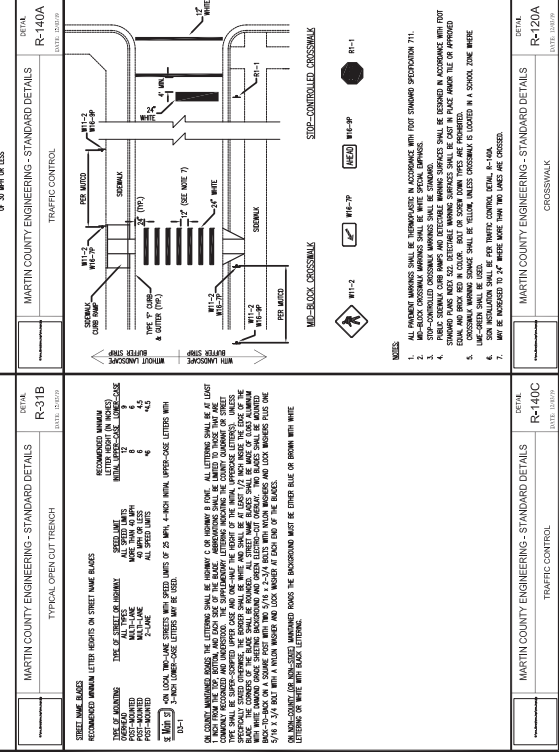
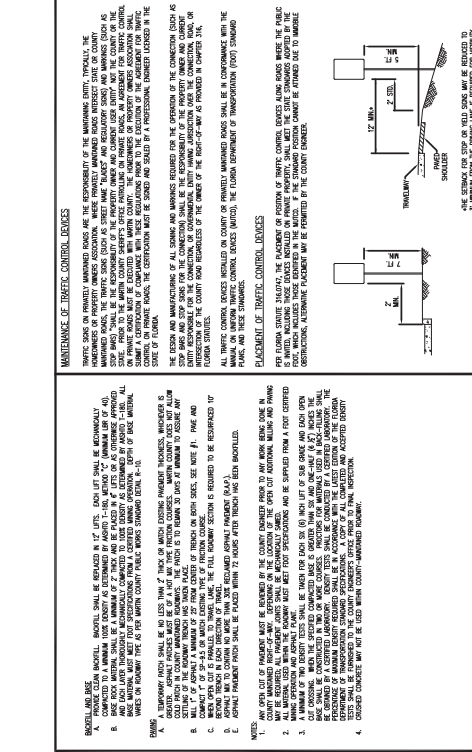
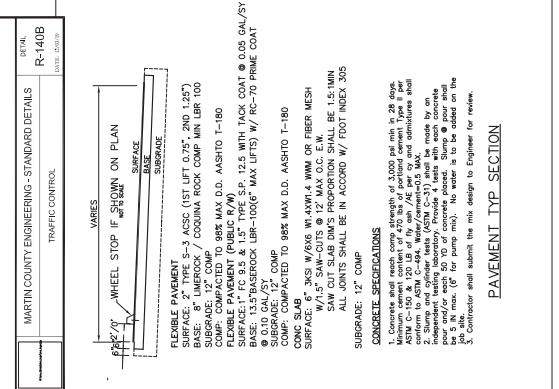
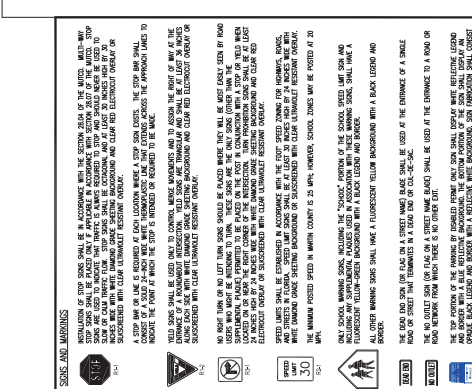
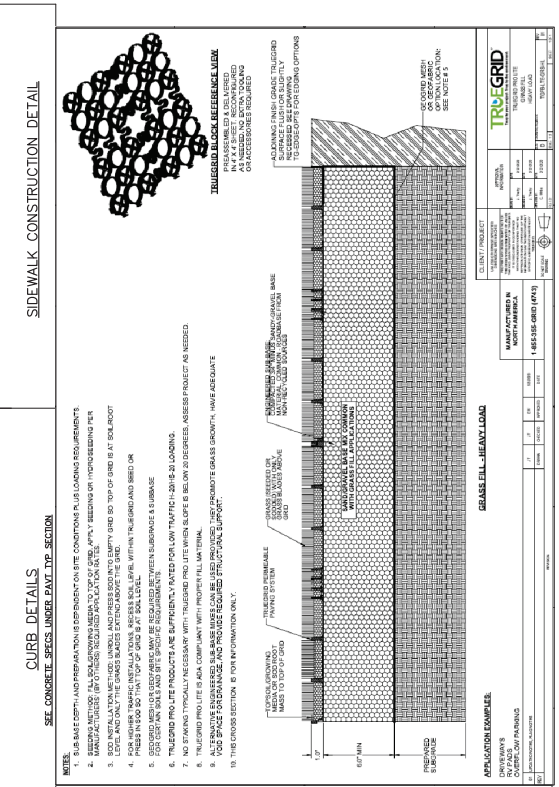
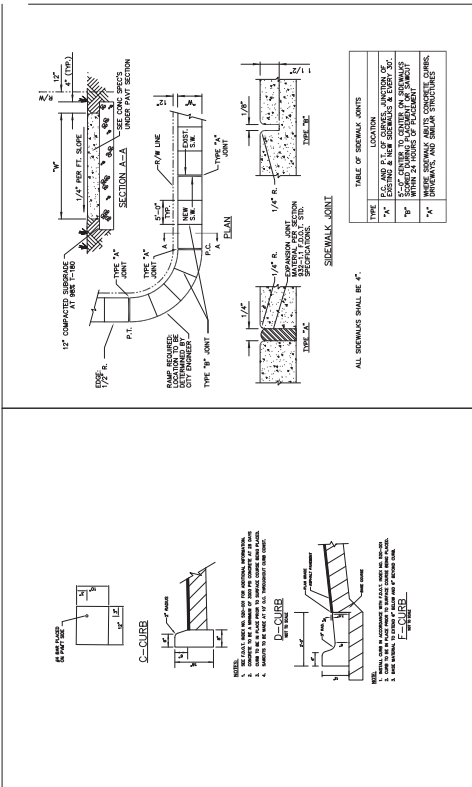
WEBSITE: www.jhtravani.com

Pollution Prevention Plan		DATE	07/05/22	SCALE	NA	JHI	DDI	2302-1427
				DESIGNED BY		CHANN BY	JOB NO.	

SHEET NO.
C-5

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

[illegible]



REVISIONS

Jeff H. Irvani, Inc.
Consulting Engineers

1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458

TEL: (561) 575-6030
FAX: (561) 575-6088

www.jhinc.com

Hobe Sound Townhomes
North County, Florida

07/05/22	NA	JHI	DDI	2302-1427
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.

SWPP
Details

SEAL	FR # 6906 SHEET NO. C-9
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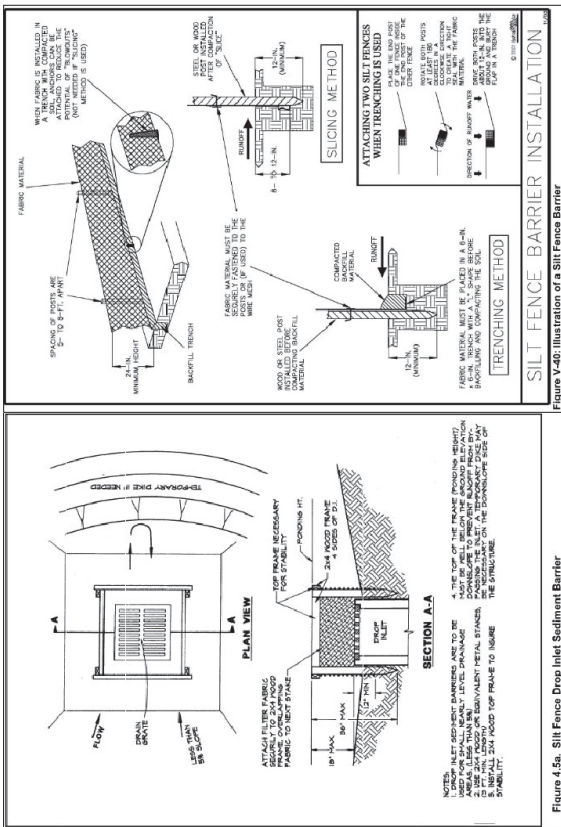


Figure V-40: Illustration of a Silt Fence Barrier

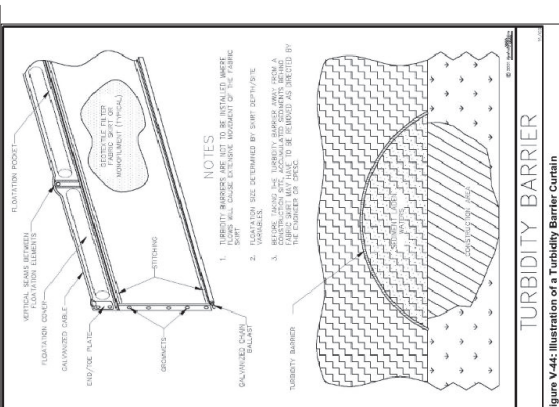


Figure V-44: Illustration of a Turbidity Barrier Curtain

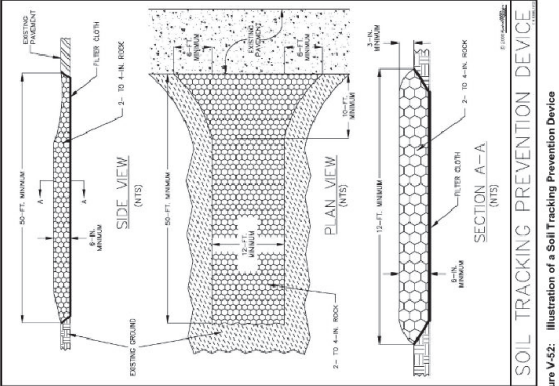


Figure V-52: Illustration of a Soil Tracking Prevention Device

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JH Jeff H. Irvani, Inc.
Consulting Engineers

1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
EVAL: JH@hinc.com
WEBSITE: www.hinc.com

TEL: (561) 575-6030
FAX: (561) 575-6088

Hobe Sound Townhomes

11-09-23	NTS	JHD	DDI	2302-1427
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
Water Details				

SEAL	FR # 6008 SHEET NO. C-10
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REVISIONS	
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JEH Jeff H. Irvani, Inc.
Consulting Engineers

1934 COMMERCE LAKE, SUITE 5
JUPITER, FLORIDA 33458

EMAIL: JHI@JHIINC.COM
WEBSITE: WWW.JHIINC.COM

TEL: (561) 575-6030
FAX: (561) 575-6088

Hobe Sound Townhomes
Martin County, Florida

11-09-23	NIS	JHD	DOI	2302-1427
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
Water & Wastewater Details				

FR. # 0000
SHEET NO.
C-11

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