

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Chip Merriam, Deputy Executive Director, Water Resources

**DATE:** July 19, 2005

**SUBJECT:** Workshop update on proposed project changes and administrative hearing process following previous consideration by the Governing Board on July 10, 2003; Environmental Resource Permit (ERP) Application 001204-6, Gables at Stuart, Martin County.

### **Background**

The Governing Board originally approved this ERP application for Gables at Stuart on July 10, 2003. Subsequently, on July 21, 2003, Haney Creek Greenway Group and two individuals filed a petition requesting an administrative hearing and seeking to have the permit denied. Since that time, the administrative hearing has been held in abeyance due to ownership changes and site plan revisions proposed by the applicant. Additionally, Martin County has since submitted an ERP application to the District for conceptual approval of the Green River Parkway which is proposed to be constructed along the entire length of the subject property, requiring re-evaluation of the previously proposed mitigation plan.

As such, the conceptual site plan proposed by the applicant has changed since the Board's approval on July 2003. District staff have reviewed the most recent conceptual site plan for the Gables at Stuart and continue to recommend approval of permit issuance. It is important to note, however, that the permit application continues to be within the jurisdiction of the Administrative Law Judge, and, therefore, the purpose of this item is to brief the Board on the changes and the staff's recommendation for issuance.

### **Discussion**

The most recent site plan reduces the size of the project area from 99.25 acres to 80.71 acres, due to the elimination of a previously proposed commercial tract. Wetland impact areas are reduced from 6.97 acres to 2.68 acres. All mitigation will be contained on-site in the form of preserved upland and wetland habitat, thereby eliminating the need for off-site mitigation. No other significant revisions are proposed at this time.

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