

D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

Jan. 29, 2025

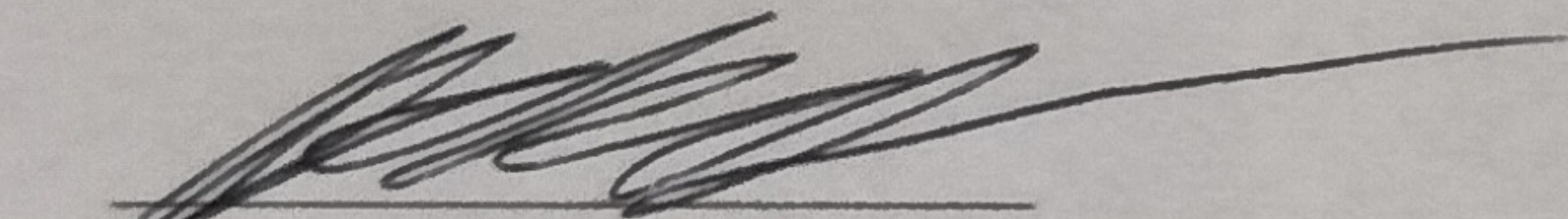
Martin County Growth Management
2401 SE Monterey Rd.
Stuart, FL 34996

REF: CPA#24-25 Coral Gardens Vac Station

Attn:

This Letter is to Certify that the above referenced sign(s) were installed per Martin County requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.

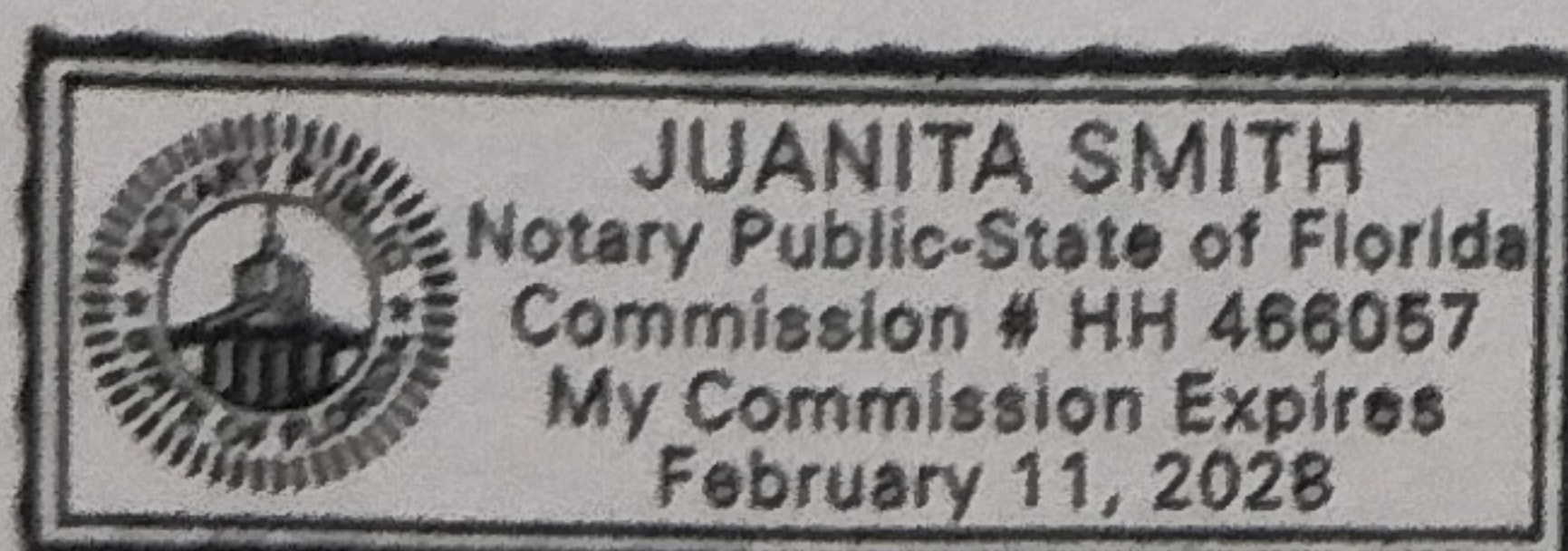
- 1: Sign installed on Willoughby Blvd.
- 2: Sign install on SE Coral Lakes Way

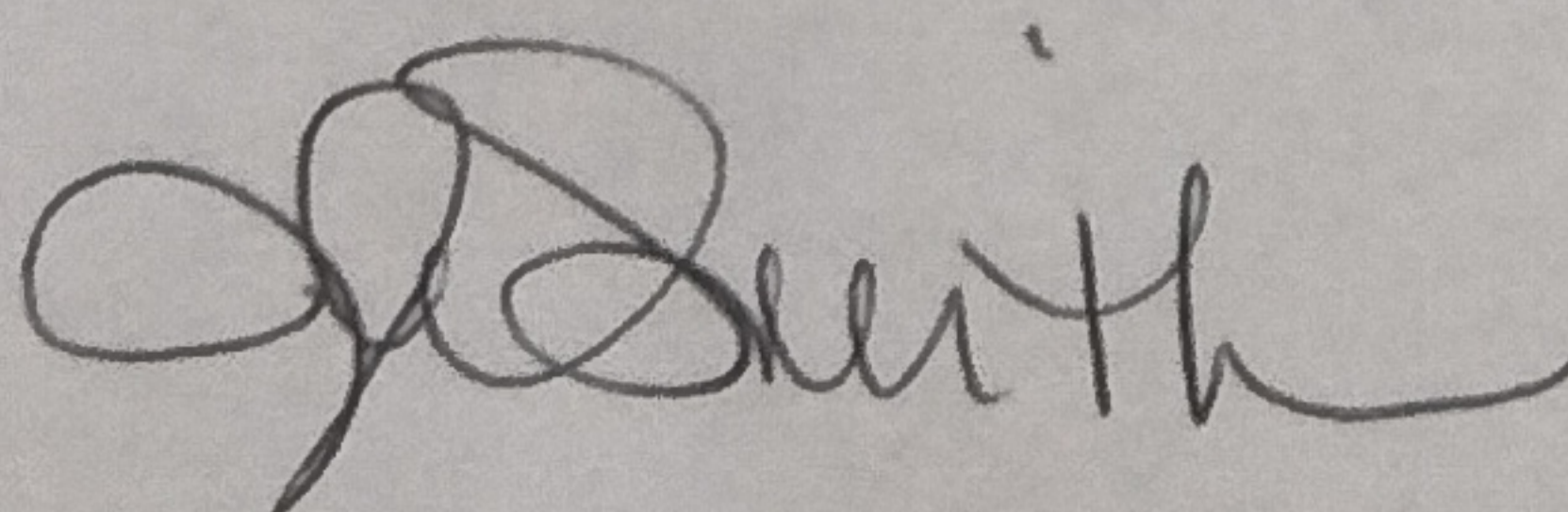

Kurt C. Larsen

1/29/25
Date

State of Florida
County of Martin

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 1/29/2025.





NOTICE

FUTURE LAND USE MAP AND ZONING CHANGE
APPLICATION

CPA 24-25
CORAL GARDENS VAC STATION

THIS PROPERTY IS THE SUBJECT OF AN APPLICATION
TO CHANGE THE FUTURE LAND USE DESIGNATION

FROM: INSTITUTIONAL-RECREATIONAL TO: INSTITUTIONAL-GENERAL
FROM: PR (PUBLIC RECREATION) TO: PS-1 (PUBLIC SERVICE)

CONTACT: MARTIN COUNTY GROWTH MANAGEMENT @ 772-288-5495

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Prestige Title Agency, Inc.
850 NW Federal Hwy
Stuart, FL 34994-1019 USA
+7722835590
ptatitle@bellsouth.net
www.PrestigeTitleFL.org

BILL TO

Martin County, a political
Subdivision of the state of Florida

SHIP TO

Martin County, a political
Subdivision of the state of Florida

INVOICE 304

DATE 02/13/2025 **TERMS** Net 30

DUE DATE 03/15/2025

SHIP DATE

02/13/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
02/13/2025	Radius Search	1	1,800.00	1,800.00

RE: 1000-Ft Radius Search Report
Property Owner: MARTIN COUNTY
APN: 55-38-41-000-062-00010-0
File No. P25-11981ic

SUBTOTAL 1,800.00
TAX 0.00
TOTAL 1,800.00

TOTAL DUE \$1,800.00

Basic Info

PIN 55-38-41-000-062-00010-0	AIN 683579	Situs Address UNASSIGNED	Website Updated 2/13/25
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

MARTIN COUNTY

Parcel ID

55-38-41-000-062-00010-0

Use Code/Property Class

8600 - 8600 Cnty other than prev
cvrd

Mailing Address

MARTIN COUNTY?REAL PROPERTY
DIVISION/PWD
2401 SE MONTEREY RD
STUART FL 34996

Account Number

683579

Neighborhood

CONS Conservation and Rec
Lands

Tax District

DISTRICT TWO MSTU

Property Address

UNASSIGNED

Legal Acres

4.2

Legal Description

ST LUCIE INLET FARMS, THAT PORTION
OF TR...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 13,200	\$ 0	\$ 13,200	\$ 0	\$ 13,200	\$ 13,200	\$ 0

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date

N/A

Grantor (Seller)

N/A

Doc Num

N/A

Sale Price

N/A

Deed Type

N/A

Book & Page

N/A

Legal Description

ST LUCIE INLET FARMS, THAT PORTION OF TRACTS 1 & 8 BLK 62 LYING ELY OF SE WILLOUGHBY BLVD & NLY OF S/LN SE CORAL LAKES WAY

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.



736 Colorado avenue, Suite a, Stuart, Florida 34994 phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

February 13, 2025

Ownership Search

Prepared For: MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 1,000-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews



736 Colorado avenue, Suite a, Stuart, Florida 34994 - phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P25-11981IC

THE ATTACHED REPORT IS ISSUED TO: MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.

THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY STEWART NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 1,000 -foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
850 NW Federal Hwy. Ste. 222, Stuart FL 34994

By: *icrews*

Iris M. Crews



MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
UTILITIES & SOLID WASTE DEPARTMENT
PO Box 9000 Stuart, FL 34995-9000

EILEEN VARGAS Commissioner, District 1
STACEY HETHERINGTON Commissioner, District 2
J. BLAKE CAPPS Commissioner, District 3
SARAH HEARD Commissioner, District 4
EDWARD V. CIAMPI Commissioner, District 5

DON G. DONALDSON, P.E. County Administrator
SARAH W. WOODS County Attorney

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

2/20/2025

Samuel Amerson, P.E. Director
Utilities and Solid Waste Department
3473 SE Willoughby Blvd,
Stuart, FL 34994

RE: Certification of Property Owner Public Hearing Notification

Dear Mr. Schilling,

I certify that letters of notification to the surrounding property owners, per the distance requirement contained in the Martin County Comprehensive Growth Management Plan, for the following proposed amendment listed below was mailed on February 17, 2025.

CPA 24-25, Coral Gardens Vac Station FLUM
Coral Gardens Vac Station Rezoning

All the notification letters contained the meeting notice information for both the Public Hearing scheduled for April 3, 2025, to be heard before the Local Planning Agency and the Public Hearing scheduled for April 8, 2025, to be heard before the Board of County Commissioners.

Respectfully,

Samuel Amerson, P.E Director
Utilities and Solid Waste Department

Attachment:
Letter to Surrounding Property Owners: Dated February 17, 2025



MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
UTILITIES & SOLID WASTE DEPARTMENT
PO Box 9000 Stuart, FL 34995-9000

EILEEN VARGAS
STACEY HETHERINGTON
J. BLAKE CAPPS
SARAH HEARD
EDWARD V. CIAMPI

Commissioner, District 1
Commissioner, District 2
Commissioner, District 3
Commissioner, District 4
Commissioner, District 5

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February 17, 2025

RE: Notice of Public Hearings for Comprehensive Plan Amendment (CPA) 24-25, Coral Gardens Vac Station: An application initiated by the Board of County Commissioners (BOCC) to amend the Future Land Use Map (FLUM) and the County Zoning Atlas on a ±4.2-acre property located south of SE Pomeroy Street on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way in Stuart.

Dear Property Owner:

As the property owner within 1,000 feet of the identified site in the above description and shown on the enclosed map, please be advised that consideration of proposed amendments to (1) the Future Land Use Map and (2) the County Zoning Atlas will occur at two public hearings.

1) Legislative public hearing to change the Future Land Use Designation:

FROM: INSTITUTIONAL-RECREATIONAL TO: INSTITUTIONAL-GENERAL

2) Quasi-judicial public hearing to change the Zoning District Classification:

FROM: PR (PUBLIC RECREATION) TO: PS-1 (PUBLIC SERVICE)

Public hearings on each item listed above are scheduled before both the Local Planning Agency and the Board of County Commissioners. The date, time and place of the scheduled hearings are as follows:

Governing Body: LOCAL PLANNING AGENCY
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, April 3, 2025

Governing Body: BOARD OF COUNTY COMMISSIONERS
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, April 8, 2025

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

Accessibility arrangements: Persons with disabilities who need an accommodation to participate in these proceedings 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) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the date of the meeting. Persons using a TTY device, please call 711 Florida Relay Services.

Public Involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak during the public comment portion of the public hearing. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

Record for appeals: If any person decides to appeal a decision made with respect to any matter considered at the meetings or hearings of a 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. This record should include the testimony and evidence upon which the appeal is to be based.

Comprehensive Planning Facts: The Future Land Use Map is an exhibit of the Martin County Comprehensive Growth Management Plan which is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed, as well as the maximum level of density or intensity allowed (such as the number of residential units per acre). The zoning regulations provide one or more zoning districts for implementing each Future Land Use designation. The zoning designation determines, in more detail than the Future Land Use designation, what type and level of development may occur. A change to the Future Land Use Map requires the following legislative public hearings:

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

Ability to intervene in the quasi-judicial public hearing to change the zoning district classification: A person may participate as an Intervenor in the quasi-judicial hearing on the rezoning. An Intervenor can ask questions of the staff and applicant and can provide testimony. To be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Article 10, Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least seven (7) business days prior to the Local Planning Agency (LPA) or Board of County Commissioners (BOCC) meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead, signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least seven (7) business days prior to the LPA or BCC meetings.

Submit Written Comments to:	Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996
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For further information, please visit the Martin County website at www.martin.fl.us then click “Departments”; “Growth Management”; “Comprehensive Planning” or call the Martin County Growth Management Department at (772) 288-5495 for public records including copies of the original application documents or agenda item materials. Prior to the public hearings, written comments should be sent to Amy Offenbach, Planner, at aoffenbach@martin.fl.us or to 2401 SE Monterey Road, Stuart, FL 34996.

Sincerely,

Leo Repetti

Leo Repetti, PE
Technical Services Administor
Martin County Utilities & Solid Waste

2401 S.E. Monterey Road
Stuart, FL 34996

Location Map

