

MARTIN COUNTY 18-15 JENSEN BEACH IMPOUNDMENT EXTENSION

PROPOSED AMMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

REQUEST NUMBER:

CPA 18-15 Jensen Beach Impoundment Extension

APPLICANT:

Martin County
Board of County Commissioners

PLANNER-IN-CHARGE:

Maria Jose, M.S.
Planner

REPRESENTED BY:

Nicki van Vonno, AICP
Martin County Growth Management Department

DATE: October 11, 2018

| Public Hearing | Date | Action |
|---------------------------|----------------------------------|---|
| LPA | October 18 th , 2018 | LPA recommended to change the future land use to Public Conservation |
| BCC Transmittal Hearing | November 13 th , 2018 | Board voted for transmittal, changing parcel from Medium Density Residential to Public Conservation |
| BCC Adoption Hearing | February 12 th , 2019 | |
| Final Transmittal to FDEO | | |

SITE LOCATION: The parcel is located on NE Causeway Blvd, west of NE Jensen Beach Club in Hutchinson Island, Jensen Beach (See attached Location Map for location of the parcels).

APPLICANT REQUEST: Board of County Commissioners has initiated a comprehensive plan amendment to assign the most appropriate institutional future land use designation.

STAFF RECOMMENDATION:

Staff recommends a future land use change on the property from Medium Density Residential to Public Conservation future land use.

EXECUTIVE SUMMARY:

The 10.13 acre property is located on NE Causeway Blvd, west of NE Jensen Beach Club in Hutchinson Island, Jensen Beach and is shown below, highlighted in blue (Figure 1).

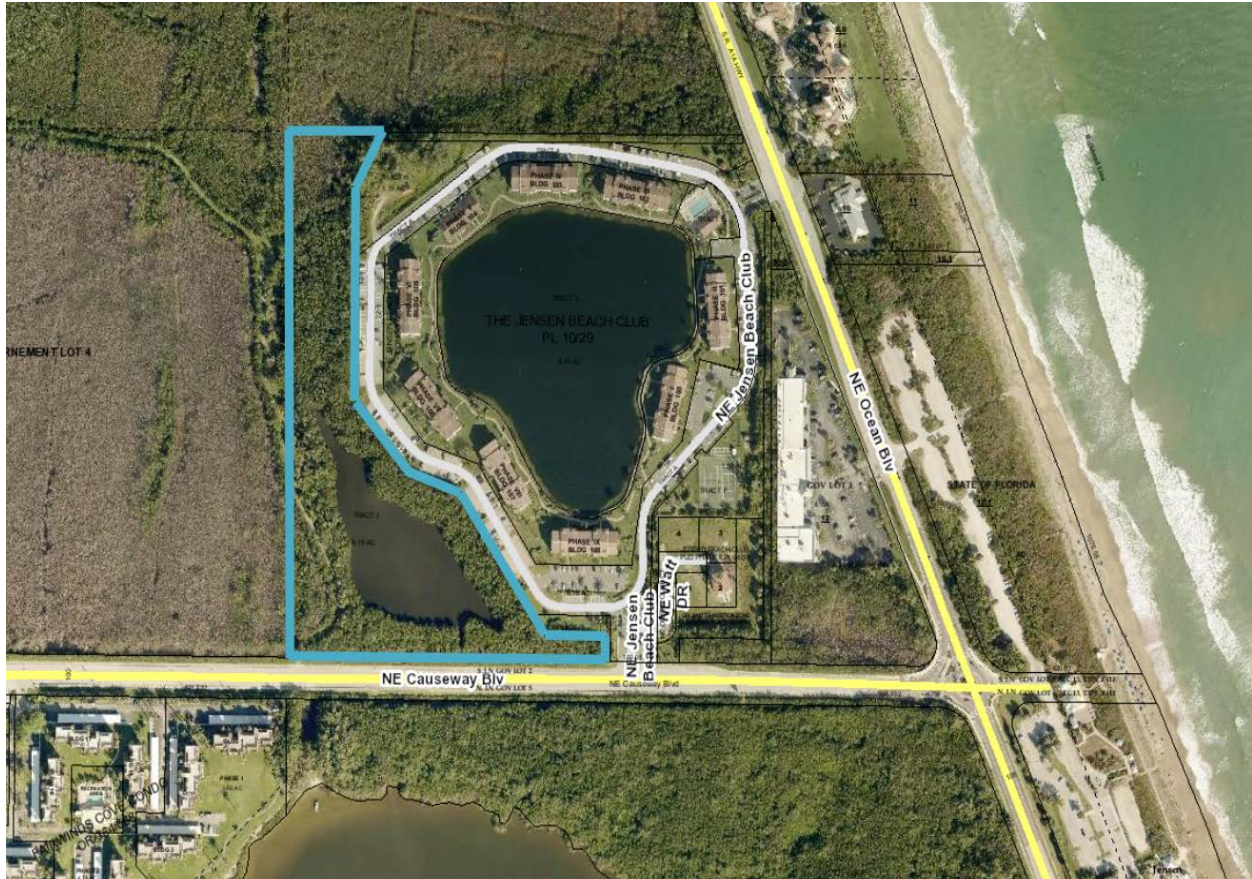


Figure 1

On July 10, 2018, the Board of County Commissioners approved and accepted a Quit-Claim Deed and obtained the 10.13 acre subject property that is adjacent to the Jensen Beach Impoundment Area, which is designated as Public Conservation future land use. Since the Board has the intention of giving the parcel the same future land use designation as the Jensen Beach Impoundment Area, a Comprehensive Plan Amendment was initiated to change the subject parcel to the most appropriate institutional designation. The staff analysis will consider the Public Conservation future land use designation.

1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

The subject property is 10.13 acres (441,262.8 sq. ft.).

The parcel is within the following:

Planning District: North County.

Adjacent Planning District: Stuart Urban.

Commission District: District 1.

Taxing District: District 1/MI Municipal Service Taxing Unit.

1.2 Major Roadways

The major roadways closest to the subject parcel are NE Causeway Blvd., upon which the parcel is located and NE Ocean Blvd., which is east of the parcel.

1.3 Current Amendment Requests

CPA 18- 8, Fire Station 10: A request to change the future land use designation on a 0.34 acre property from General Institutional to a more appropriate future land use designation. It was declared as surplus property by the Board of County Commissioners.

CPA 18-9, Reserve Area No.1, Plat of Leilani Heights Phase 1: A request to change the future land use designation on a 3.4 acre property from Low Density Residential to the most appropriate future land use designation.

CPA 18-14, Dixie Hwy. Rio: A request from Martin County Community Redevelopment Agency to change the future land use designation on a 0.28 acre property from General Institutional and General Commercial to solely General Commercial future land use designation.

1.4 Past Changes in Future Land Use Designations

There have been few changes in the surrounding area. Since adoption of the Comprehensive Growth Management Plan in 1982, only two amendments to the FLUM have occurred in the immediate area. See Figure 2. The two amendments are summarized below.

- A. **CPA 2015-8, Ordinance 976** changed the future land use from Residential Estate Density, two units per acre, to Institutional Conservation on 91.8 acres located on north Hutchinson Island, west of NE Ocean Boulevard.
- B. **CPA 2004-9, Ordinance 652** changed the future land use from Limited Commercial to Residential Estate Density on ± 2 acres located near the intersection of Causeway Boulevard and N.E. Ocean Boulevard (A1A) on Hutchinson Island.



The highlighted yellow is the subject property

The highlighted parcels in white and black dashes are the two amended parcels

Figure 2

1.5. Adjacent Future Land Use

- North: Public Conservation.
- South: Public Conservation.
- East: Medium Density Residential.
- West: Public Conservation.

1.6. Environmental Considerations

1.6.1. Wetlands, soils and hydrology

The soil on the site is Wulfert and Durbin muck, according to South Florida Water Management District (SFWMD). See figure 3. A survey from United States Department of Agriculture (USDA) states the following regarding Durbin: “The Durbin series consists of very deep, very poorly drained, rapidly permeable soils in tidal areas along the Atlantic and Gulf Coasts of Peninsular Florida. They formed in well decomposed herbaceous organic material over sandy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 1 percent.” (National Cooperative Soil Survey, March 2009). It states the following regarding Wulfert: “The Wulfert series consists of very deep, very poorly drained, rapidly permeable soils in tidal areas along the Gulf Coast. They formed in well decomposed organic material and underlying materials. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 1 percent.” (National Cooperative Soil Survey, January 2004)

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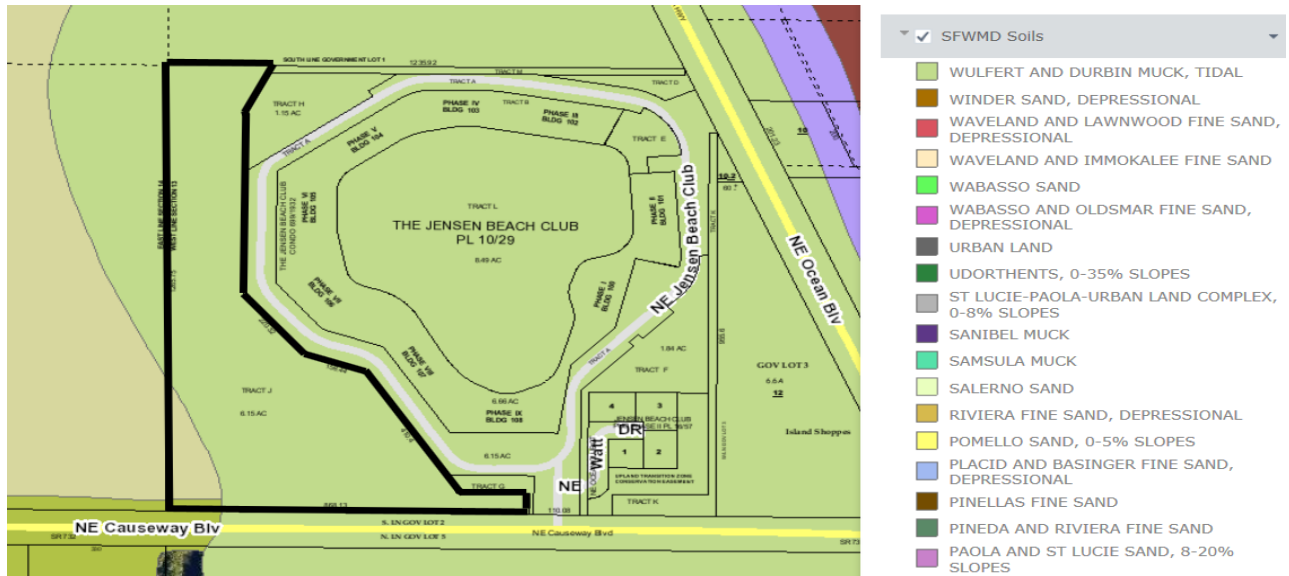


Figure 3

The composite wetlands map shows a high probability of wetlands on the site. See figure 4.

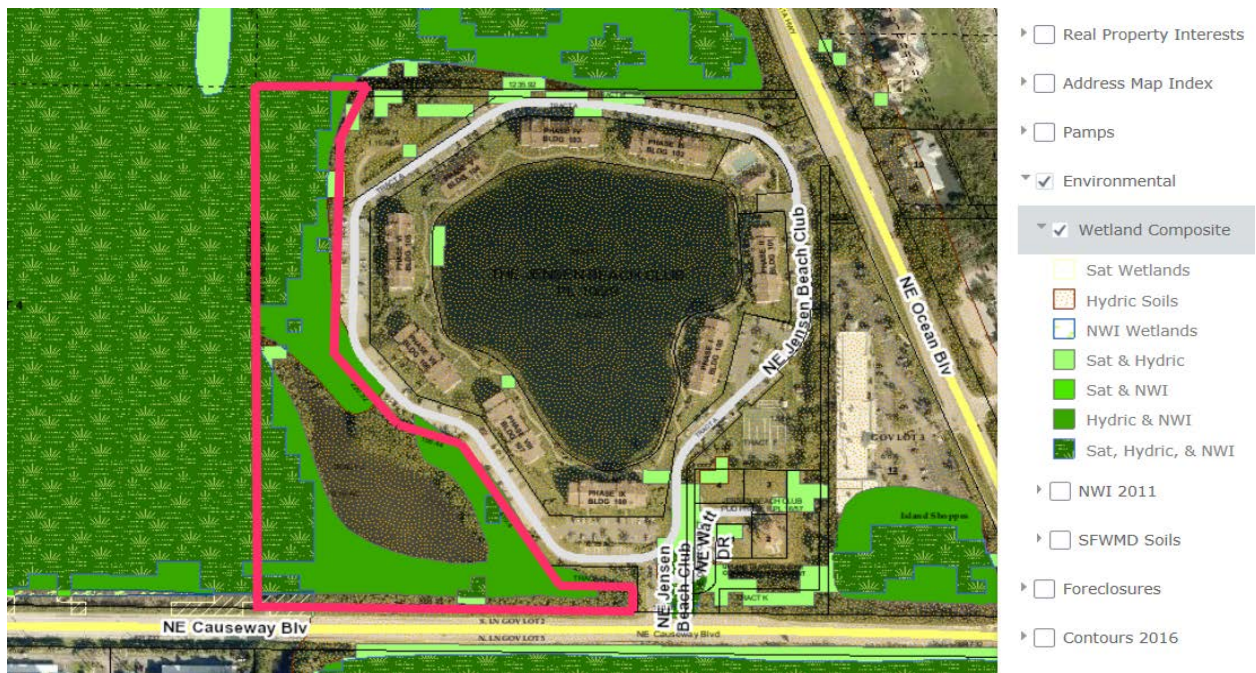


Figure 4

1.6.2. Wellfield protection

The following is a description of the presence of existing wellfields proximate to the site and applicable wellfield protection measures.

The property is not within or near any wellfield protection zones. See Figure 5. The subject property is highlighted with a black border.

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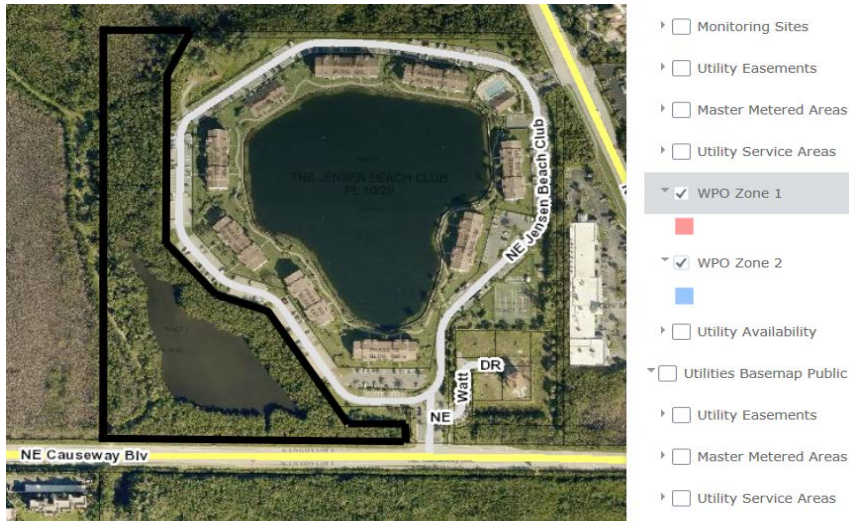


Figure 5

1.7. Adjacent Existing Uses

Below is a summary of the existing adjacent land uses in the general vicinity of the subject property:

North – 153 acres of conserved vacant land owned by Martin County

South – 43 acres of vacant land owned by Martin County

East – 6 acres of a residential community, Jensen Beach Club

West - Conserved vacant land owned by Martin County, part of the 153 acres to the north

2. ANALYSIS

2.1. Criteria for a Future Land Use Amendment (Section 1-11 CGMP)

In evaluating each Future Land Use Map amendment request or a text amendment request which changes an allowable use of land for a specific parcel, staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Based on this assumption, staff can recommend approval of a requested change provided it is consistent with all other elements of this Plan and at least one of the following three situations has been demonstrated by the applicant to exist. If staff cannot make a positive finding regarding any of the items in (a) through (c), along with a determination of consistency with all Plan goals, objectives, and policies and the requirements of this chapter, staff shall recommend denial.

- (a) *Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available and growth in the area – in terms of development of vacant land, redevelopment and availability of public services – has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or*

There have been only two changes in land use designation in the immediate area. Development on the lands in the immediate area has been consistent with the adopted Future Land Use Map.

(b) The proposed change would correct an inappropriately assigned land use designation; or

Yes, it would. Environmentally sensitive lands acquired by the County shall be reclassified to the Institutional-Conservation land use designation, pursuant to Policy 4.13A.11(2), Comprehensive Growth Management Plan, Martin County, Fla. (2018). It would also make the site consistent with the surrounding properties to the north, south and west of the subject property, which are all designated as Public Conservation future land use.

(c) The proposed change is a County initiated amendment that would correct a public facility deficiency in a County facility that provides for the health, safety or general welfare of County residents and cannot otherwise be adequately provided in a cost effective manner at locations where the proposed land use is currently consistent with the CGMP.

Not applicable. The subject property is owned by Martin County and the Board of Commissioners initiated the future land use amendment. Changing the property's future land use designation to Public Conservation could improve the general health and welfare of the County residents, as well as benefit the environment. However, it would not correct a public facility deficiency.

2.2. Urban Sprawl

Florida Statute 163.3177(3)(a)9. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl.

Urban sprawl is defined as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Florida Statute provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. An evaluation of the thirteen indicators for urban sprawl and a determination on the eight criteria for this future land use request follows:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Not applicable. The proposed change will conserve the land on the subject property. Criterion met.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

No, this site is within the Primary Urban Service District. Criterion met.

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(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

No, it does not. The site is integrated within residential and urban areas and the proposed change will not allow development to occur in radial, strip, isolated or other related patterns. Criterion met.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

No, it does not. Currently, the site is designated as Medium Density Residential future land use. However, the proposed change would result in the protection and conservation of natural resources such as wetlands, environmentally sensitive areas and other significant natural systems. Criterion met.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

No, this site is within the primary urban service district. Criterion met.

(VI) Fails to maximize use of existing public facilities and services.

No, the proposed change would not require any additional public facilities or services because the amendment would convert the parcel into conservation land. Criterion met.

(VII) Fails to maximize use of future public facilities and services.

No, the proposed change would encourage the use of future public facilities and services. It would convert the land to Public Conservation future land use. Criterion met.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

No it will not. The proposed change is to convert the site to Public Conservation and it would not increase the demand for utilities, water/sewer systems and other services. Criterion met.

(IX) Fails to provide a clear separation between rural and urban uses.

No, this site does not fail to do that. Criterion met.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

No, the proposed change will not discourage or inhibit infill development or redevelopment of existing neighborhoods/communities. The subject site is already a part of the existing neighborhood site plan, Jensen Beach Club, dedicated to be kept as a preserved area. Criterion met.

(XI) Fails to encourage a functional mix of uses.

No, the proposed change does not fail to encourage a functional mix of uses. The site is located adjacent to a residential community and in proximity to other nearby residential lands. The proposed change would convert the land to Public Conservation future land use. Criterion met.

(XII) Results in poor accessibility among linked or related land uses.

No, this site and the proposed FLUM change to make the site Public Conservation do not result in poor accessibility. The proposed change will not result in changes to the road network. Rather, it will result in preserved land in proximity to other preserved lands that are all designated as conservation areas. Criterion met.

(XIII) Results in the loss of significant amounts of functional open space.

No, the proposed change will assign the Public Conservation future land use and add an additional layer of protection to a preserve area identified in the Jensen Beach Club site plan. It would not result in any loss of public open space but rather, preserve open space. Criterion met.

The site complies with all 13 sprawl criteria listed above.

2.2.1. Proliferation of Urban Sprawl

In order for the application to be determined to discourage the proliferation of urban sprawl, the amendment must incorporate development patterns or urban forms that achieve four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Yes, the natural resources and ecosystems are not negatively impacted due to this site and the proposed change. The proposed change would locate preserved/conserved land in proximity to other preserved lands. It will not impact existing habitat but rather, protect it. Criterion met.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Yes, the proposed change for this site will not require the extension of public infrastructure and services because the amendment would allow for the subject parcel to be preserved, not developed. Criterion met.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Not applicable. The proposed change would not allow for any development to occur on the subject parcel. Since the proposed amendment would conserve/preserve the subject parcel, it will protect the environmental systems present at the property and will not impact transit, housing or other systems.

(IV) Promotes conservation of water and energy.

Yes, assigning the Public Conservation future land use to the subject parcel will prevent development requiring potable water and energy expenditures. Criterion met.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

The proposed change will have no impact on agricultural areas and activities. Criterion met.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Yes, this site and the proposed FLUM change will do that. The proposed change will designate the property as Public Conservation, thereby protecting the natural lands and preserving open space. Criterion met.

(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed FLUM change will not affect the residential and nonresidential balance of land uses. Criterion met.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Not applicable. The proposed future land use designation will allow preservation and conservatory land uses that are consistent with the existing and planned development pattern in the vicinity, and does not constitute sprawl. The proposed change does not involve development patterns for new towns defined in s. 163.3164.

Of the eight criteria listed above, six of the criteria have been met to determine the application discourages urban sprawl.

2.3 Land Use Compatibility

Environmentally sensitive lands acquired by the County shall be reclassified to the Institutional-Conservation land use designation, pursuant to Policy 4.13A.11(2), Comprehensive Growth Management Plan, Martin County, Fla. (2018). Since the subject property was acquired by Martin County, the Board of Commissioners initiated a future land use amendment. Currently, the future land use designation of the subject property is Medium Density Residential. The following analysis will consider the potential future land use designation: Public Conservation.

The Public Conservation future land use designation would be same as the future land use designation of the parcels to the north, south, and west of the subject parcel, which are all Public Conservation. It would also be compatible with the parcels to the east, which have the Medium Density Residential future land use and Limited Commercial future land use designations. The parcels east of the subject site are all part of the residential community Jensen Beach Club. Converting the subject site to Public Conservation would preserve the land, protecting the environmentally sensitive land that makes up the subject site. This land use would not only be

compatible with the residential uses of Jensen Beach Club but it would also fulfill the Jensen Beach Club site plan (attached to this report), which marks the subject parcel as preservation land.

Below is description from the CGMP of the Public Conservation future land use designation, extracted from Policy 4.13A.11, CGMP, Martin County, Fla. (2017).

1) Public Conservation Land Use (PC):

The Public Conservation category recognizes publicly owned areas designed for conservation uses. In addition, privately owned land subject to perpetual easements as provided under Objective 4.5F may be designated Institutional Public Conservation. Only development compatible with conservation and passive recreation uses shall be permitted in the Public Conservation category. This may include access, parking and other facilities that enable the management of the resource and the public's enjoyment of it. Conservation areas include the DuPuis Preserve in south Martin County and the Savannas in north Martin County. Environmentally sensitive lands acquired by the County shall be reclassified to the Institutional-Conservation land use designation during the next plan amendment cycle.

2.5. Capital Facilities Impact (i.e. Concurrency Management)

Policy 4.1B.2. of the Future Land Use Element states: “All requests for amendments to the FLUMs shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element, or other relevant plan provisions, and the FLUMs may be amended concurrently to satisfy this criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent.”

2.5.1. Mandatory Facilities

2.5.1.1. Water/Sewer Facilities

The parcel is located in the Martin County Utilities Area. The site has adequate water and sewer lines, with a potable water line and a main sewer line, Sewer Forcemain, nearby. Any proposed development will be required to submit an application for Development Review. The County will provide services subject to development plan approval, execution of a service agreement and a payment of appropriate fees and charges. See Figure 6, where the Green line represents the Sewer Forcemain, which is a pressurized sewer pipe line. The second one (b) is to show potable water main line, which is represented by a light blue line.

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a) Sewer Forcemain, shown in green

b) Potable water, shown in blue



Figure 6

The Public Conservation future land use designation permits only passive recreation. Any demand for water and sewer service will be minimal.

2.5.1.2. Drainage Facilities

The Public Conservation future land use designation does not permit development of the site requiring drainage facilities.

2.5.1.3. Transportation

Policy 5.2A.1, states: “The base LOS standard for all roadways is during peak hour/peak season, except for the Florida Intrastate Highway System roadways on the Strategic Intermodal System and for facilities funded with the Transportation Regional Incentive Program that lie outside the urbanized area where LOS C is assigned, or except where an interim level of service has been assigned as described in Section 5.3.B.”

A staff memorandum (attached to this report) from Public Works Department staff indicates the amendment will not cause a level of service problem.

2.5.1.4 Solid Waste Facilities

The proposed Future Land Use designation does not exceed the level of service (LOS) criteria for solid waste facilities. The required LOS in Martin County is 1.06 tons of capacity per weighted population. The weighted average population (the average of seasonal and full time residents) countywide in Fiscal year 2019 is 162,499 persons. In fiscal year 2019, there are 243,749 tons of available capacity or 1.50 tons per weighted person. A change from General Institutional to Limited Commercial will not reduce the level of service below capacity.

2.5.1.5. Parks/Recreation Facilities

A change from Medium Density Residential to Public Conservation future land use designation will not require the provision of park facilities.

2.5.1.6. Fire/Public Safety/EMS

The following table shows the levels of service adopted in Chapter 14, Capital Improvements. Level of Service Area: Unincorporated Martin County.

| | Travel time | Percent of time | Areas of Martin County |
|-----------------------|-------------|-----------------|------------------------|
| Advanced life support | 8 minutes | 94 | Urban |
| Advanced life support | 20 minutes | 94 | Rural |
| Basic life support | 6 minutes | 94 | Urban |
| Basic life support | 15 minutes | 94 | Rural |
| Fire response | 6 minutes | 94 | Urban |
| Fire response | 15 minutes | 94 | Rural |

The proposed future land use change will not diminish the level of service below capacity.

2.5.1.7. Schools

A change from Medium Density Residential to Public Conservation future land use designation will not require the provision of school facilities.

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

A change from Medium Density Residential to Public Conservation future land use designation will not require the provision of library facilities.

Final Analysis

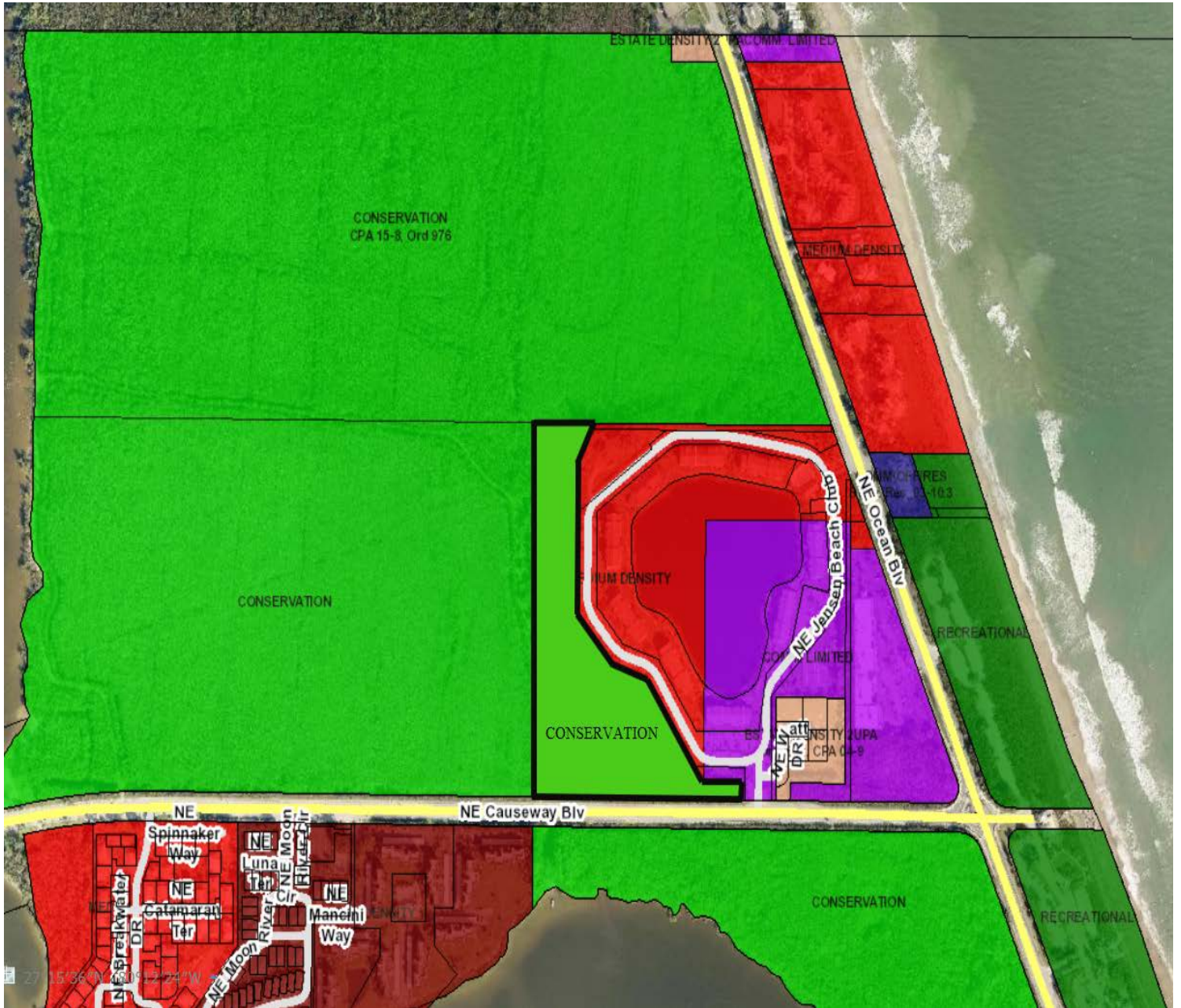
Public Conservation future land use would be the most appropriate designation for this parcel, considering the site’s proximity to other conservation/preserved lands. Additionally, the proposed amendment would fulfill the Policy 4.13A.11(2) requirement from the CGMP and would be consistent with the site plan of Jensen Beach Club.

Considering all these factors, staff recommends changing the property’s land use designation from Medium Density Residential to Public Conservation future land use designation.

3. FIGURES/ATTACHMENTS

- Figure 1, Location Map
- Figure 2, Past Changes Map
- Figure 3, Soil Map
- Figure 4, Composite Wetlands Map
- Figure 5, Wellfield Map
- Figure 6, Utilities/Sewer Map
- Attachment 1, Proposed Future Land Use Map
- Attachment 2, Jensen Beach Club Site Plan

Proposed Future Land Use Map



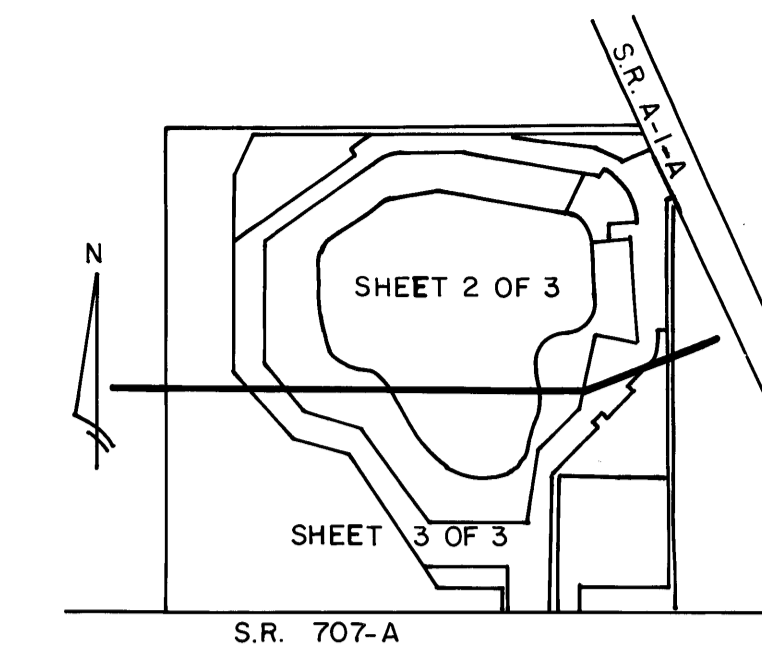
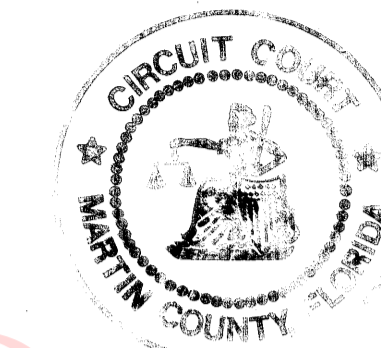
THE JENSEN BEACH CLUB

A PORTION OF JENSEN BEACH CLUB P.U.D.

SITUATE IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA.

MARCH, 1986

SHEET 1 OF 3



LOCATION MAP - N.T.S.

I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK NO. 20, PAGE 29, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 8th DAY OF April, 1986.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
By: *Nancy E. Chow*
DEPUTY CLERK

FILE NO. 596150

(CIRCUIT COURT SEAL)

NOTE: ALL SIGNATURES ON PLAT MUST BE IN INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNANIAN AT JENSEN BEACH, INC., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND SHOWN HEREON AS THE JENSEN BEACH CLUB (LESS AND EXCEPTING THEREFROM, TRACT J), AND THAT ARTHUR MIDDLETON DeHON, AS TRUSTEE UNDER THE ARTHUR MIDDLETON DeHON REVOCABLE TRUST AGREEMENT, IS OWNER OF TRACT J, SITUATE IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF GOVERNMENT LOT 2 OF SAID SECTION 13, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE S00°08'40"E ALONG THE WEST LINE OF SECTION 13, A DISTANCE OF 1315.74 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 2 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE S89°55'43"E ALONG THE NORTH LINE OF GOVERNMENT LOT 2, A DISTANCE OF 1236.55 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE S23°48'55"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 197.41 FEET TO THE EAST LINE OF GOVERNMENT LOT 2; THENCE S00°15'58"E ALONG SAID EAST LINE, A DISTANCE OF 1090.25 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 707-A; THENCE N89°42'42"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET; THENCE N00°17'18"E A DISTANCE OF 60.00 FEET; THENCE S89°42'42"E A DISTANCE OF 229.42 FEET; THENCE N00°15'58"W A DISTANCE OF 290.00 FEET; THENCE N89°42'42"W A DISTANCE OF 286.81 FEET; THENCE S00°17'18"W A DISTANCE OF 348.98 FEET TO THE FOREMENTIONED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 707-A; THENCE N89°42'42"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1008.15 FEET TO THE WEST LINE OF GOVERNMENT LOT 2; THENCE N00°08'40"W ALONG SAID WEST LINE, A DISTANCE OF 1265.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 36.174 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, THE PARKING AND ACCESS TRACT, AS SHOWN HEREON, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP OR CONVEYED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC., BECOMES PART OF THE COMMON ELEMENTS OF THE APPROPRIATE CONDOMINIUM OR BECOMES OWNED BY THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. AND IN EITHER CASE SHALL BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING THIS TRACT.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO ANY APPROPRIATE UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC..
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO MARTIN COUNTY, SAID DRAINAGE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC..
- TRACT B, AS SHOWN HEREON, EXCLUSIVE OF THE CONDOMINIUM UNITS, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP OR CONVEYED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC., BECOMES PART OF THE COMMON ELEMENTS OF THE APPROPRIATE CONDOMINIUM OR BECOMES OWNED BY THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. AND IN EITHER EVENT SHALL BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC..
- THE WATER MANAGEMENT TRACT, TRACT L, IS HEREBY DEDICATED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS.

- TRACTS E AND F, THE RECREATION TRACTS, AS SHOWN HEREON, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP OR CONVEYED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC., BECOME PART OF THE COMMON ELEMENTS OF THE APPROPRIATE CONDOMINIUM OR BECOME OWNED BY THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. AND IN EITHER EVENT SHALL BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID RECREATION TRACTS.
- TRACTS D AND G, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. FOR OPEN SPACE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS.
- TRACT H, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. AS A DESIGNATED UTILITY TRACT FOR UTILITY AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC.. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH TRACTS.
- K. HOVNANIAN AT JENSEN BEACH, INC. HEREBY RESERVES UNTO ITSELF OR DESIGNEES, THE UNEQUIVOCAL RIGHT TO CREATE ADDITIONAL EASEMENTS OVER, UPON, OR THROUGH THE PLATTED PROPERTY AT ANY TIME FOR ANY PURPOSE, WITHOUT THE JOINDER OF THE JENSEN BEACH CLUB CONDOMINIUM ASSOCIATION, INC. OR ANY UNIT OWNERS WHOMSOEVER, PROVIDED THAT SAID EASEMENT SO CREATED SHALL NOT CAUSE A DIMINUTION OF THE PARKING SPACES OR CAUSE THE TAKING OF A PART OF A BUILDING. HOWEVER, IF REQUESTED, THE ASSOCIATION AND THE UNIT OWNERS SHALL JOIN IN THE CREATION THEREOF. ANY EASEMENT SO CREATED SHALL NOT BE THE PERPETUAL MAINTENANCE OBLIGATION OF MARTIN COUNTY.
- TRACTS K AND M, AS SHOWN HEREON, ARE HEREBY DEDICATED AS PRESERVATION ZONES. NO CONSTRUCTION OR ALTERATION SHALL BE PERMITTED WITHIN THE PRESERVED AREAS WITHOUT THE APPROVAL OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.
- TRACT J, AS SHOWN HEREON, IS HEREBY DEDICATED AS A PRESERVATION ZONE. NO CONSTRUCTION OR ALTERATION SHALL BE PERMITTED WITHIN THIS PRESERVE AREA WITHOUT THE APPROVAL OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.

IN WITNESS WHEREOF, K. HOVNANIAN AT JENSEN BEACH, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 5th DAY OF March, 1986.

ATTEST: *Carolyn S. Jones* CAROLYN S. JONES ASSISTANT SECRETARY
By: *Frank J. Steinitz* FRANK J. STEINITZ SENIOR VICE PRESIDENT

IN WITNESS WHEREOF, I, ARTHUR MIDDLETON DeHON, AS TRUSTEE UNDER THE ARTHUR MIDDLETON DeHON REVOCABLE TRUST AGREEMENT, DO HEREUNTO SET MY HAND AND SEAL THIS 7th DAY OF March, 1986.

WITNESS: *Jessie L. Steverson* BY: *Arthur Middleton DeHon, Trustee* THIS 28th DAY OF February, 1986.
ARTHUR MIDDLETON DeHON, AS TRUSTEE

WITNESS: *Shirley Lyders*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED FRANK J. STEINITZ AND CAROLYN S. JONES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF K. HOVNANIAN AT JENSEN BEACH, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF March, 1986.

MY COMMISSION EXPIRES: Sept. 8, 1986 *James J. Ireland* NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF MARTIN)

BEFORE ME PERSONALLY APPEARED ARTHUR MIDDLETON DeHON, AS TRUSTEE UNDER THE ARTHUR MIDDLETON DeHON REVOCABLE TRUST AGREEMENT, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF March, 1986.

MY COMMISSION EXPIRES: 3-31-88 *Shirley Lyders* NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, GARY L. KORNFIELD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY (LESS AND EXCEPTING TRACT J) TO BE VESTED IN K. HOVNANIAN AT JENSEN BEACH, INC.; THAT I FIND THE TITLE TO TRACT J TO BE VESTED IN ARTHUR MIDDLETON DeHON, AS TRUSTEE UNDER THE ARTHUR MIDDLETON DeHON REVOCABLE TRUST AGREEMENT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

DATE: January 16, 1986 BY: *Gary L. Kornfeld* GARY L. KORNFIELD, ESQUIRE
FOR THE FIRM
1675 PALM BEACH LAKES BOULEVARD SUITE 500
WEST PALM BEACH, FLORIDA 33401

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

APPROVALS

COUNTY OF MARTIN)
STATE OF FLORIDA)

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE(S) INDICATED.

March 19 1986

January 14, 1986

January 14, 1986

January 14, 1986

[Signature]
COUNTY ENGINEER

[Signature]
COUNTY ATTORNEY

PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: *[Signature]*
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: *[Signature]*
CHAIRMAN

ATTEST: *Louise V. Isaacs* CLERK
Nancy E. Chow DEPUTY CLERK

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF S00°08'40"E ALONG THE WEST SECTION LINE OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT - SHOWN THUS: - SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT MARTIN COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY DIANE M. WILSON IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

| P.U.D. TABLE | | |
|-----------------------------|-------------|--|
| TOTAL ACREAGE | 36.174 AC. | |
| PRESERVE AREAS | 11.335 AC. | |
| TOTAL UNITS | 196.0 UNITS | |
| GROSS DENSITY | 5.418 U/A | |
| BUILDING COVERAGE | 2.206 AC. | |
| STREETS & UNCOVERED PARKING | 6.104 AC. | |
| WATER BODIES | 8.485 AC. | |
| TOTAL OPEN SPACE | 27.864 AC. | |

SEAL
K. HOVNANIAN AT JENSEN BEACH, INC.

SEAL
NOTARY PUBLIC

SEAL
NOTARY PUBLIC

SEAL
COUNTY ENGINEER

SEAL
PROFESSIONAL LAND SURVEYOR

WEST PALM BEACH, FLORIDA

Meridian
Surveying and mapping inc.

| | | | |
|------------|----------|-------|-----------|
| DRAWN | D.M.W. | DATE | NOV. 1985 |
| CHECKED | W.B.H. | SCALE | none |
| DRAWING NO | 85-P-040 | | |

THE JENSEN BEACH CLUB

Subdivision Parcel Control # 13-37-41-003-000-0000

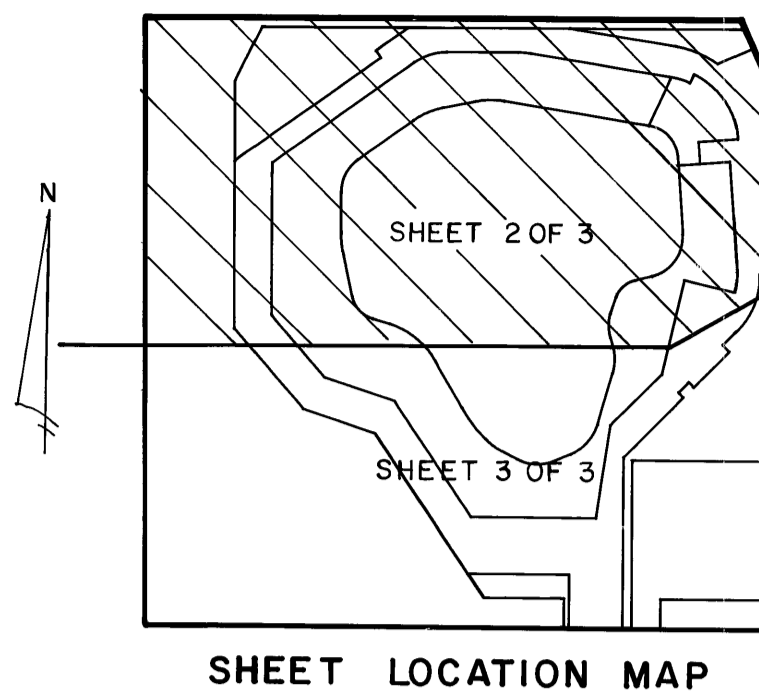
THE JENSEN BEACH CLUB

A PORTION OF JENSEN BEACH CLUB P.U.D.
SITUATE IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA.

MARCH, 1986

SHEET 2 OF 3

| NO. | DELTA | RADIUS | LENGTH |
|-----|-----------|---------|--------|
| C1 | 20°57'57" | 117.50' | 43.00' |
| C2 | 16°29'53" | 142.50' | 41.03' |
| C3 | 9°16'46" | 167.50' | 27.13' |
| C4 | 3°55'28" | 117.50' | 72.76' |
| C5 | 2°18'13" | 207.50' | 96.26' |
| C6 | 20°14'42" | 161.00' | 56.89' |
| C7 | 24°30'56" | 161.00' | 68.89' |
| C8 | 55°02'09" | 82.00' | 78.77' |
| C9 | 11°25'00" | 211.00' | 42.04' |
| C10 | 61°15'00" | 61.00' | 65.24' |
| C11 | 14°30'00" | 322.63' | 81.65' |
| C12 | 17°56'07" | 136.00' | 42.57' |
| C13 | 49°39'06" | 88.00' | 76.26' |
| C14 | 51°44'47" | 96.00' | 86.70' |
| C15 | 33°00'00" | 96.00' | 55.29' |
| C16 | 36°34'58" | 79.00' | 50.44' |
| C17 | 56°18'54" | 55.00' | 54.06' |
| C18 | 76°25'42" | 73.50' | 98.04' |



I, LOUISE V. ISAACS,
CLERK OF THE CIRCUIT
COURT OF MARTIN COUNTY,
FLORIDA, HEREBY CERTIFY
THAT THIS PLAT WAS FILED
FOR RECORD IN PLAT BOOK
10, PAGE 24, MARTIN
COUNTY, FLORIDA, PUBLIC
RECORDS, THIS DAY
OF _____, 1986.

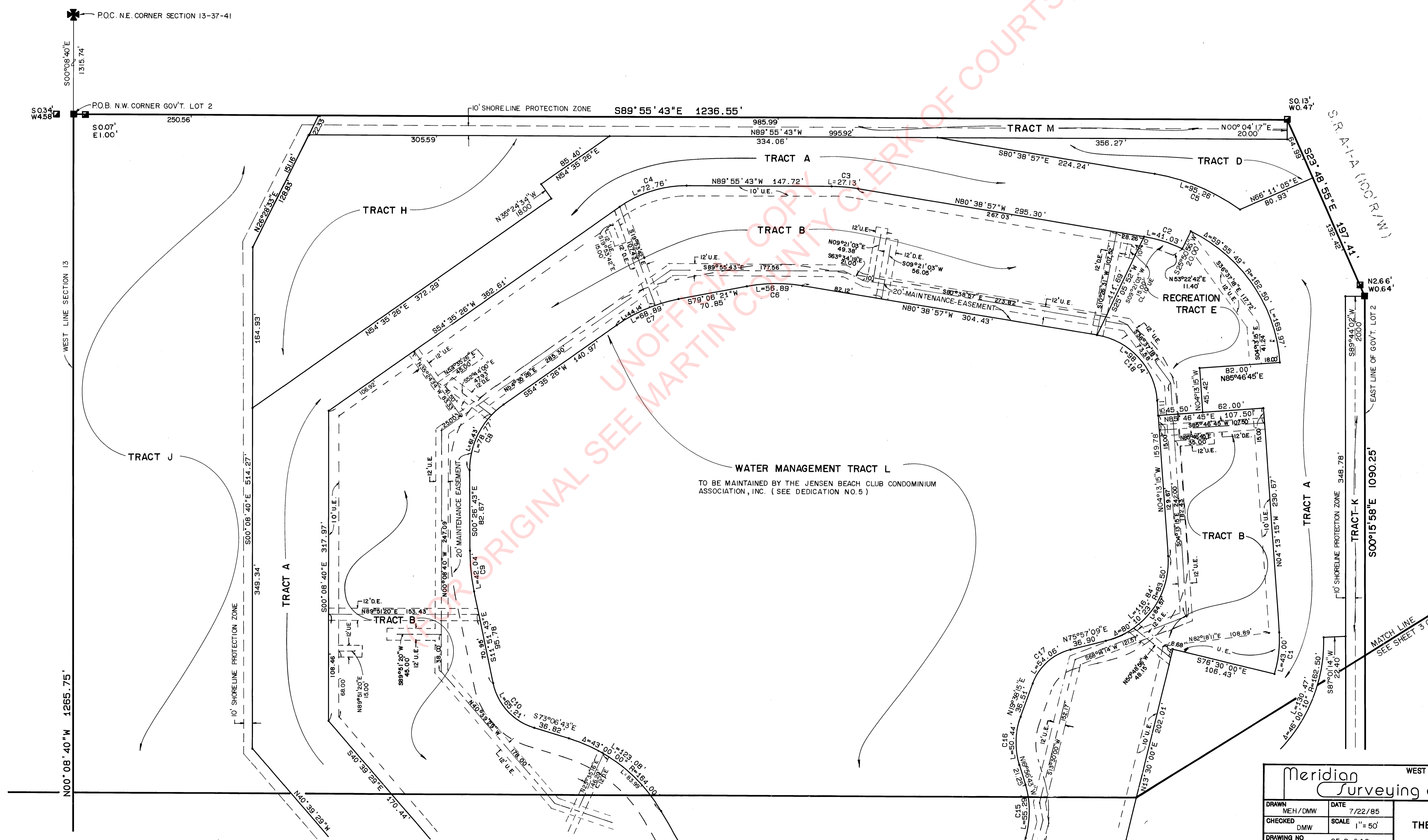
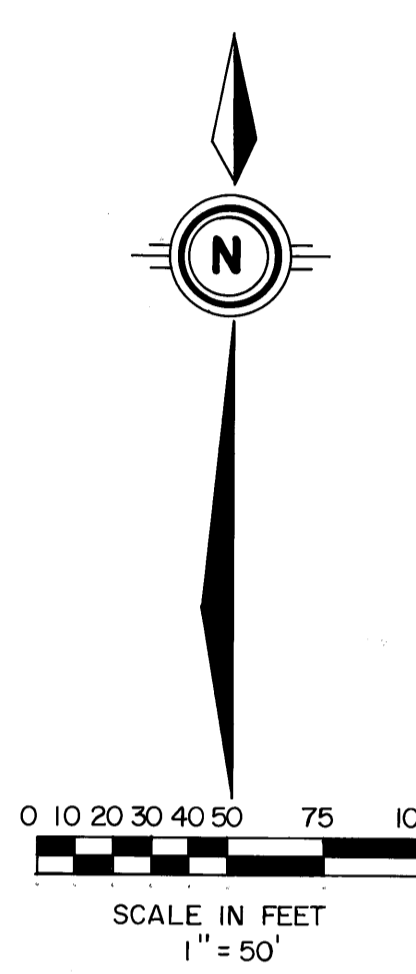
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

FILE NO.

(CIRCUIT COURT SEAL)

NOTE: ALL SIGNATURES
ON PLAT MUST BE IN INK.



Meridian
Surveying and mapping inc.

| | | | |
|------------|----------|-------|----------|
| DRAWN | MEH/DMW | DATE | 7/22/85 |
| CHECKED | DMW | SCALE | 1" = 50' |
| DRAWING NO | 85-P-040 | | |

WEST PALM BEACH, FLORIDA

THE JENSEN BEACH CLUB

THE JENSEN BEACH CLUB

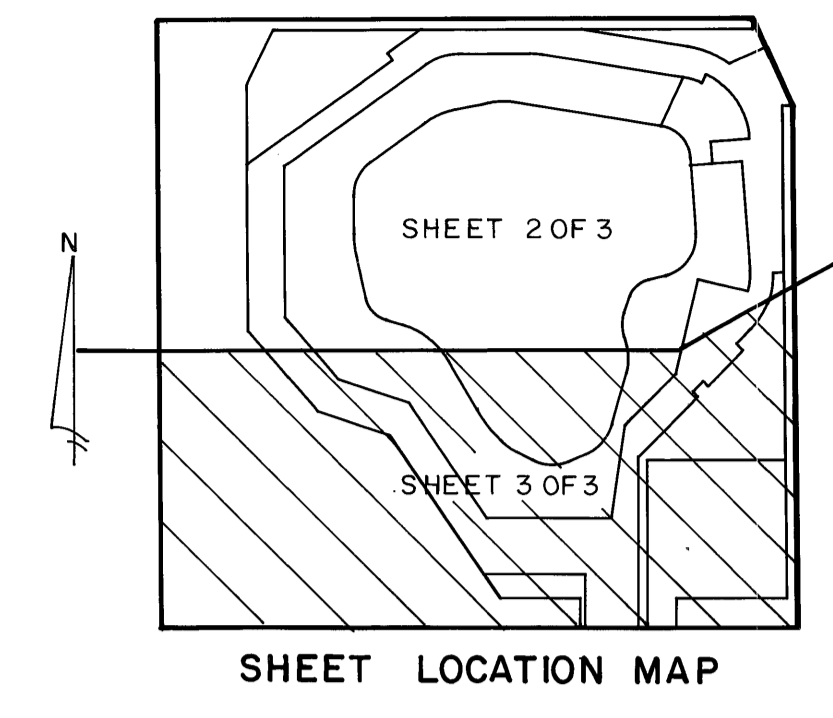
A PORTION OF JENSEN BEACH CLUB P.U.D.

SITUATE IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 41 EAST MARTIN COUNTY, FLORIDA.

MARCH 1986

SHEET 3 OF 3

| NO. | DELTA | RADIUS | LENGTH |
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| C14 | 51° 44' 47" | 96.00' | 86.70' |
| C15 | 33° 00' 00" | 96.00' | 55.29' |
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| C17 | 56° 18' 54" | 55.00' | 54.06' |
| C18 | 76° 25' 42" | 73.50' | 98.04' |



I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 18, PAGE 29, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS _____ DAY OF _____, 1986.

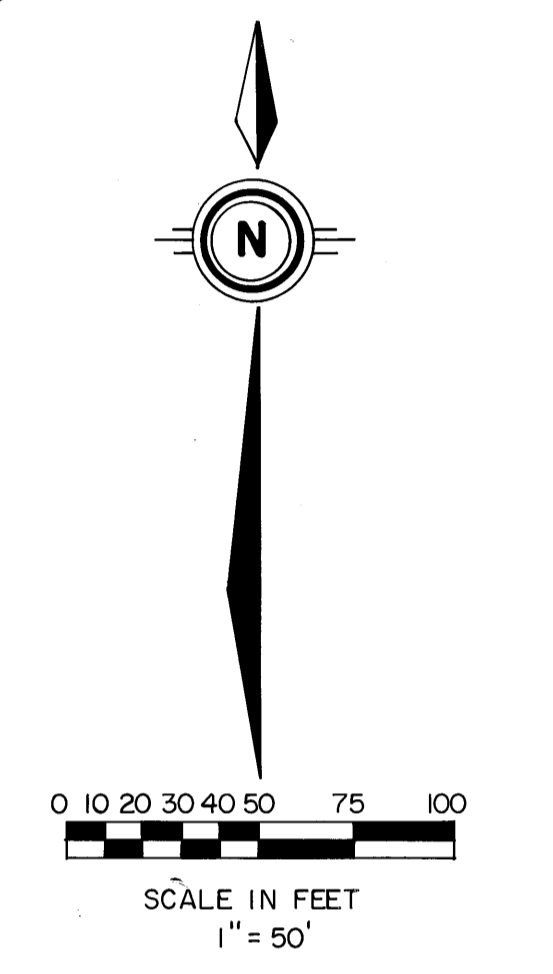
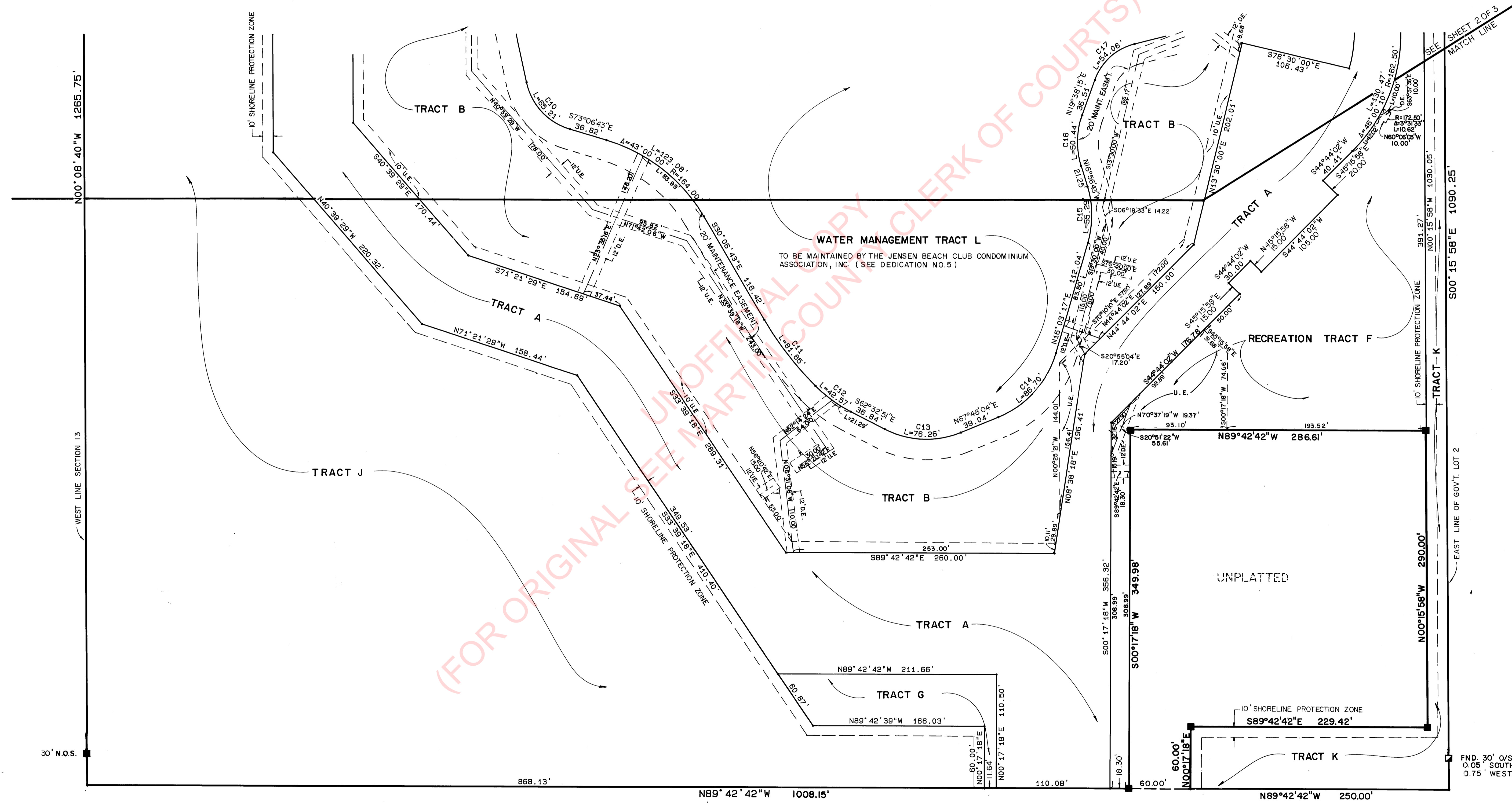
LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

FILE NO. _____

(CIRCUIT COURT SEAL)

NOTE: ALL SIGNATURES ON PLAT MUST BE IN INK.



WEST PALM BEACH, FLORIDA

Meridian
Surveying and mapping inc.

| | |
|-------------------------|-----------------------|
| DRAWN MEH / DMW | DATE 7/22/85 |
| CHECKED DMW | SCALE 1" = 50' |
| DRAWING NO. 85-P-040 | THE JENSEN BEACH CLUB |

Application Materials

CPA 18-15 Jensen Beach Impoundment Extension

Adoption Hearing

February 12, 2019

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 18-7.2

A RESOLUTION TO INITIATE A FUTURE LAND USE MAP AMENDMENT
FOR THE JENSEN BEACH IMPOUNDMENT EXTENSION

WHEREAS, on July 10, 2018, the Board of County Commissioners approved and accepted a Quit-Claim Deed from Environmental Studies Council, Inc. for a 10 acre parcel located adjacent to the Jensen Beach Impoundment Area; and

WHEREAS, the future land use of the Jensen Beach Impoundment Area is designated as Public Conservation and the zoning designation is Public Service; and

WHEREAS, it is the Board's intent to give the 10 acre parcel the same future land use and zoning designations; and

WHEREAS, the property is currently designated as Medium Density – PUD Residential; and

WHEREAS, the Martin County Comprehensive Growth Management Plan, Section 1-11, Amendment Procedures, states that the Martin County Board of County Commissioners may, by resolution, initiate a request to amend, modify, add to, or change the Comprehensive Growth Management Plan; and

WHEREAS, Policy 4.13A.11, Martin County Comprehensive Growth Management Plan, states that land acquired by the County for institutional purposes shall be given the appropriate institutional land use designation.

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

The Martin County Board of County Commissioners herein initiates a Comprehensive Plan Amendment to change the future land use and zoning to the most appropriate Institutional designation for the property identified in the attached Exhibit A Legal Description and on the attached Exhibit B location map.

DULY PASSED AND ADOPTED THIS 10TH DAY OF JULY, 2018.

ATTEST:


CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA


EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:


KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

Exhibit "A"

Legal Description

Government Lot 2, Section 13, Township 37 South, Range 41 East, Martin County, Florida;
LESS AND EXCEPT the following described parcel:
Commence at the Northwest corner of said government Lot 2, thence run South $89^{\circ}55'43$ East along the North line of said Government Lot 2 a distance of 250.58 feet to the point of beginning; thence continue to run South $89^{\circ}55'43$ East along the North line of Government Lot 2 a distance of 985.97 feet to an intersection with the Westerly right-of-way line of State Road A-1-A; thence run South $23^{\circ}48'55$ East along the Westerly right-of-way line of State Road A-1-A, a distance of 197.41 feet to an intersection with the Easterly line of Government Lot 2; thence run South $00^{\circ}15'58$ East along the East line of Government Lot 2 a distance of 1090.25 feet to an intersection with the North right-of-way line of County Road 707-A; thence run North $89^{\circ}42'42$ West along the North right-of-way line of County Road 707-A, a distance of 450.00 feet; thence run North $00^{\circ}17'18$ East a distance of 60.0 feet; thence run North $89^{\circ}42'42$ West a distance of 166.03 feet; thence run North $33^{\circ}39'18$ West a distance of 410.40 feet; thence run North $71^{\circ}21'29$ West a distance of 158.44 feet; thence run North $40^{\circ}39'29$ West a distance of 220.32 feet; thence run North $00^{\circ}08'40$ West a distance of 514.27 feet; thence run North $26^{\circ}28'33$ East a distance of 151.16 feet to the point of beginning.

Approximately 10.064 acres.

Parcel Control Number

13-37-41-003-000-00100-5

Exhibit "B"



0 2,100 Feet

Date: 5/24/2018
This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
Copyright: Copyright 2015





BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY

7/10/18 9:00 AM

**REGULAR MEETING
COMMISSION CHAMBERS**

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

*Edward V. Ciampi, Chairman
Harold E. Jenkins II, Vice Chairman
Doug Smith
Ed Fielding
Sarah Heard*

*Taryn Kryzda, County Administrator
Sarah W. Woods, County Attorney
Carolyn Timmann, Clerk of the Circuit Court and
Comptroller*

PRESETS

9:05 AM Public Comment
9:30 AM Staff Presentation of a Methodology for a Fire Assessment Fee Under Section 197.3632, Florida Statutes for Special Assessments
5:05 PM Public Comment

CALL TO ORDER AT 9:04 AM

1. **INVOCATION** - Moment of Silence
2. **PLEDGE OF ALLEGIANCE**
3. **ADDITIONAL ITEMS** – The Additional Items of CNST-11 and CNST-12 were added to the Agenda.
4. **APPROVAL OF AGENDA** – The Agenda was approved.
5. **APPROVAL OF CONSENT AGENDA** – The Consent Agenda was approved.

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chairman will present the proclamations to the recipients.

Agenda Item: 18-0504

ACTION TAKEN: The Board presented a proclamation declaring Treasure Coast Waterway Cleanup Week.

PUBLIC WORKS**CNST-7 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A QUIT-CLAIM DEED FROM ENVIRONMENTAL STUDIES COUNCIL, INC., A FLORIDA NOT FOR PROFIT CORPORATION (ESC) FOR THE ADDITION OF PROPERTY ADJACENT TO THE JENSEN BEACH IMPOUNDMENT AREA AND ADOPTION OF A RESOLUTION TO INITIATE A FUTURE LAND USE AMENDMENT**

Staff requests adoption of a resolution approving and accepting a Quit-Claim Deed from ESC for 10 + acres adjacent to the Jensen Beach Impoundment Area and requests adoption of a resolution initiating a future land use amendment from Medium Density - PUD Residential to Public Conservation, along with a zoning change to Public Service.

Agenda Item: 18-0503

[RESOLUTION NOS. 18-7.1 & 18-7.2](#)

CNST-8 INITIAL ASSESSMENT RESOLUTION FOR THE SW HONEY TERRACE MUNICIPAL SERVICE BENEFIT UNIT

Board action is requested to adopt the Initial Assessment Resolution to allow for the paving of SW Honey Terrace from SW Citrus Boulevard (CR 76A) to SW Leighton Farm Avenue.

Agenda Item: 18-0515

[RESOLUTION NO. 18-7.3](#)

CNST-9 INITIAL ASSESSMENT RESOLUTION FOR THE SE FLAMINGO DRIVE/SE KARIN STREET MUNICIPAL SERVICE BENEFIT UNIT

Board action is requested to adopt the Initial Assessment Resolution to allow for the paving of SE Flamingo Drive from SE Duncan Street to the northern terminus and the extension of SE Karin Street (an unopened right-of-way) approximately 220 feet west to SE Flamingo Drive.

Agenda Item: 18-0520

[RESOLUTION NOS. 18-7.4 & 18-7.5](#)

CNST-11 ADDITIONAL ITEM MEMORANDUM OF AGREEMENT WITH THE TOWN OF JUPITER ISLAND FOR SAND BYPASSING

The Memorandum of Agreement provides an opportunity for Martin County and the Town of Jupiter Island to partner in an upcoming sand placement project. The Town will administer the entire project which consists of a storm damage recovery component and a sand bypass component. Martin County will provide the funding for the sand bypass component, in compliance with the St. Lucie Inlet Management Plan.

Agenda Item: 18-0538

UTILITIES AND SOLID WASTE**CNST-10 SOLID WASTE INITIAL ASSESSMENT RESOLUTION FOR FY2018/2019**

The Board of County Commissioners is requested to adopt the Initial Assessment Resolution for fiscal year 2019 (FY19) and approve notification to affected property owners advising of the solid waste assessment rate and public hearing.

Agenda Item: 18-0511

[RESOLUTION NO. 18-7.6](#)

Correspondence

**MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM**

TO: Maria Jose, M.S.
Planner

DATE: September 27, 2018

FROM: Lisa A. Wichser, P.E., CFM
County Engineer



SUBJECT: Comprehensive Management Plan
Proposed Amendment 18-15: Jensen Beach Impoundment Extension

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation of approximately 10.13 acres located on SR-732 (NE Causeway Boulevard) west of the Jensen Beach Club on Hutchinson Island, from Medium Density Residential to Public Conservation.

The proposed Future Land Use designation should reasonably have less impact on the road network than the existing Future Land Use Map designation. For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning there is sufficient roadway capacity available [Martin County, Fla., CGMP Policy 14.1C.5.(2)(e) (2013)].

LL/LAW:11

Meeting Minutes

LOCAL PLANNING AGENCY MEETING

**Martin County Commissioner Chambers
2401 S.E. Monterey Road
Stuart, Florida 34996**

MEETING MINUTES- October 18, 2018

Present:

| | |
|----------------------------|------------------|
| Chairman | Jim Moir |
| Vice Chairman..... | Scott Watson |
| Agency Members..... | Don Foley, III |
| | Joseph Banfi |
| | Cindy Hall |
| School Board Liaison | Kimberly Everman |

Staff Present:

Growth Management Department:

| | |
|---|------------------|
| Director | Nicki van Vonno |
| Comprehensive Planning/Site Compliance Division Adm. | Clyde Dulin |
| Principal Planner | Catherine Riiska |
| Planner | Maria Jose |
| Public Works, Development Review Administrator..... | Michelle Cullum |
| Public Works, County Surveyor | Tom Walker |
| Sr. Assistant County Attorney | Krista Storey |
| Agency Recorder..... | Mary Holleran |

1. CALL TO ORDER

The meeting was called to order at 7:05 pm by Jim Moir, Chairman. A quorum was noted.

2. CONSENT AGENDA

A. Approval of Consent Agenda/Minutes of October 4, 2018

* **MOTION – MOVED** by Mr. Foley to approve the Consent Agenda and Minutes of the LPA meeting of October 4, 2018.

** **SECONDED** by Mr. Watson **Carried UNANIMOUSLY**

3. UNFINISHED BUSINESS

1. **None**

A. Public Hearings

1. **None**

Ms. Storey commented that staff was asked to address the issue of distance to bring it forward, and get input from the LPA. She noted that the 1,320 ft. distance related to a ½ (mile) block.

Public Comment: - None

Mr. Moir called for staff's recommendation.

Ms. Cullum indicated staff's recommendation is to amend the LDRs to clarify exceptions and variances so that exceptions are no more than three transversing lots and are less than 700 ft. in length, and the Board of County Commissioners can grant variances if they determine conditions are met for a legal lot of record, so if the exception is done in a lot split it can be determined by the County Engineer and if it was a legal lot of record not created by a lot split that could go to the Board.

* **MOTION – MOVED** by Mr. Watson to approve staff's recommendation with the alternative open road at ¼ mile, 1,320 ft. over multiple lots for the variance.

** **SECONDED** by Mr. Foley

Mr. Moir and Mr. Banfi Opposed

** **MOTION CARRIED 3-2.**

Mr. Moir was opposed and thought ¼ mile is too long a distance and not limiting the number of lot splits is asking for problems, they need to be limited. Open road are expensive but going cheap is trouble.

Mr. Banfi commented on lot splits and how they occur with lack of access and that you want to have easements to have a minimum width and roads open for a purpose such as egress and ingress i.e., granting to parent/child lot splits. There needs to be a plan to identify examples of large lots with no access, and an easy start would be to handle two lots and give a simple easement.

3. Comprehensive Plan Amendment 18-14, Dixie Highway, Rio – Request to consider a Future Land Use Map change from General Institution and General Commercial to solely General Commercial on +-0.28 acres located at 977 NE Dixie Highway, Rio.

Requested by: Martin County Community Redevelopment Agency

Presented by: Maria Jose, M.S., Planner, Growth Management Dept.

Local Planning Agency Meeting- Minutes –October 18, 2018

*** Notification to surrounding property owners was provided for both items: CMP 18-14, Jensen Beach Impoundment Extension and notification to surrounding property owners was provided for CMP 18-15.

Ms. Jose reviewed the request and indicated the 0.28 acre property located on NE Dixie Highway in the Rio CRA has a future land use designation of General Commercial and General Institutional. The BoCC has initiated a CPA to change the Future Land Use designation to solely General Commercial.

Staff recommends the future land use change on the property from General Commercial and General Institutional to solely General Commercial, to eliminate a dual future land use designation.

Mr. Foley asked why not change the FLU designation to General Institutional.

Ms. Jose displayed the surrounding area(s) future land use and explained that staff analysis considered the existing and surrounding land use to recommend General Commercial, she provided permitted uses, and due to the small size of the parcel, large scale or intense commercial would not be feasible.

Mr. Banfi confirmed the Fire Station was formerly located on the property.

Public Comment: - None

* **MOTION – MOVED** by Ms. Hall to accept staff’s recommendation regarding CPA 18-14, Dixie Highway, Rio to change the Future Land Use Map from General Institution and General Commercial on +-0.28 acres located at 977 NE Dixie Highway, Rio, FL.

** **SECONDED** – by Mr. Banfi **CARRIED UNANIMOUSLY**

4. Dixie Highway, Rio (Quasi-Judicial) – Staff is withdrawing this item.

Ms. Storey addressed the reason why this item was withdrawn, as there is no need to change the zoning requirement.

Public Comments: None

* **MOTION – MOVED** by Ms. Hall to approve staff’s request to withdraw this request from the agenda.

** **SECONDED** by Mr. Banfi **Carried UNANIMOUSLY**

5. Comprehensive Plan Amendment 18-15, Jensen Beach Impoundment Extension – Request to consider a Future Land Use Map change from Medium Density Residential to Public Conservation on a parcel consisting of +-10.13 acres located on NE Causeway Boulevard, west of the Jensen Beach Club on Hutchinson Island, Jensen Beach, FL.

Requested by: Nicki van Vonno, AICP, Director, Growth Management Dept.

Presented by: Maria Jose, M.S. Planner, Growth Management Dept.

Ms. Jose reviewed the request initiated by the BoCC to assign the most appropriate institutional future land use designation on the property. The subject parcel was displayed (pg. 2/13). Staff considered Public Conservation future land use and recommended a future land use change from Medium Density Residential to Public Conservation.

Ms. Jose reviewed the surrounding parcels and indicated that Public Conservation recognizes public owned areas designated for conservation uses and only development compatible with conservation and passive recreation shall be permitted in the Public Conservation category. This may include access, parking, and other facilities that enable the management of the resource and the public's enjoyment of it.

Staff recommended the Public Conservation designation will be the most appropriate designation of the parcel considering the site's proximity to conservation lands, and its location to the Jensen Beach Club residential community.

Mr. Foley questioned public versus passive usage. Ms. Jose explained that Public Conservations allows only passive usage and provided examples.

Public Comments:

Barbara Stamm, a resident of Fairwinds Cove, questioned what it will do to the property values on the south side of the Causeway due to public access, and construction.

Local Planning Agency Meeting- Minutes –October 18, 2018

Mr. Moir indicated it will match all the other properties around it to the north, preserve it as is, and no longer have medium density homes. He did not believe it would have any effect on her property.

Mr. Banfi commented it was part of the Jensen Beach Club and he spoke of past history on the property, and the impact of transfer of gross density.

Ms. Storey indicted that transfer of density in the past was often specifically noted as part of a Development Order.

* **MOTION – MOVED** by Mr. Watson to accept staff’s recommendation for a Future Land Use Map change from Medium Density Residential to Public Conservation relating to CPA 18-15, Jensen Beach Impoundment Extension.

** **SECONDED** by Ms. Hall **CARRIED UNANIMOUSLY**

B. Requests and Presentations – None

5. COMMENTS

a. **Public** - None

b. **Staff** – Ms. van Vonno indicated the LPA would be notified of the next LPA meeting date.

c. **Members** - Mr. Joseph Banfi announced tonight was his last meeting to serve on the LPA Board and he thanked all and appreciated serving. Ms. van Vonno thanked Mr. Banfi and indicated staff also appreciated his service.

6. ADJOURN

There was no further business. The meeting was adjourned at 8:20 pm.

Recorded and Prepared by:

Approved by:

APPROVED
Mary F. Holleran, Agency Recorder

Jim Moir, Chairman

November 15, 2018
Date



BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY
11/13/18 9:00 AM

REGULAR MEETING COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

Edward V. Ciampi, Chairman
Harold E. Jenkins II, Vice Chairman
Doug Smith ~ Absent
Ed Fielding
Sarah Heard

Taryn Kryzda, County Administrator
Sarah W. Woods, County Attorney
Carolyn Timmann, Clerk of the Circuit Court and Comptroller

PRESETS

9:05 AM - Public Comment
5:05 PM - Public Comment

CALL TO ORDER AT 9:03 AM

- 1. INVOCATION** - Pastor Dave Albers, Redeemer Luthern Church
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADDITIONAL ITEMS** – The Additional Item of CNST-7 was added to the Agenda.
- 4. APPROVAL OF AGENDA** – The Agenda was approved with items CNST-5 and DPQJ-1 being continued to the November 20, 2018 Meeting.
- 5. APPROVAL OF CONSENT AGENDA** – The Consent Agenda was approved.

Consent Agenda items are considered routine and are enacted by one motion and will have no action noted, but the "Recommendation" as it appears on the Board item is the approved action.

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chairman will present the proclamations to the recipients.

Agenda Item: 19-0024

ACTION TAKEN: The Board presented proclamations declaring Farm City Week, Alzheimer’s Disease Awareness Month, and Hospice and Palliative Care Month.

COMMENTS

- 1. PUBLIC** - PLEASE LIMIT COMMENTS TO THREE MINUTES.
- 2. COMMISSIONERS**
- 3. COUNTY ADMINISTRATOR**

CONSENT
ADMINISTRATION

CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL

This item is a placeholder on all Board meeting agendas in an effort to streamline the process for items that meet the Board approval threshold. Specific items requiring approval, if any, will be provided by Supplemental Memorandum. If there are no items, a Supplemental Memorandum will not be attached.

Agenda Item: 19-0005 **SUPPLEMENTAL MEMO (2 items)**

CNST-2 APPROVE A CONTRACT, FEE SCHEDULE, AND RESOLUTION REGARDING THE MARTIN COUNTY HEALTH DEPARTMENT FOR FISCAL YEAR 2018-2019

Each year the Board is requested to approve a contract and fee schedule for the Martin County Health Department via Resolution.

Agenda Item: 19-0017

RESOLUTION NO. 18-11.1

CNST-3 REQUEST MODIFICATION OF SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM WORK PLAN

Martin County Health & Human Services applied and was awarded FY 2015 CDBG grant for Housing Rehabilitation Activity under Contract Number 17DB-OL-10-53-01-H13. Martin County is requesting a modification to the work plan.

Agenda Item: 19-0046

CNST-4 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve Minutes from the October 9 and October 23, 2018 Board of County Commission meetings and from the October 29, 2018 Joint Meeting with the City & School Board.

Agenda Item: 19-0056

CNST-5 AGRICULTURE AND NATURAL RESOURCES ADVISORY COMMITTEE APPOINTMENT

The Board is asked to confirm the appointment to the Agriculture and Natural Resources Advisory Committee.

Agenda Item: 19-0059 **SUPPLEMENTAL MEMO (request to continue to Nov 20)**

ACTION TAKEN: The Board continued this item to the November 20, 2018 meeting.

CNST-6 BOARD OF COUNTY COMMISSIONERS' APPROVAL OF WARRANT LIST FOR DISBURSEMENT VIA CHECKS AND ELECTRONIC PAYMENTS TO COMPLY WITH STATUTORY REQUIREMENTS

Pursuant to Chapter 136.06, Florida Statutes, checks and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, the Warrant List is added to the Consent Agenda for approval by the Board of County Commissioners. This Warrant List is for disbursements made between September 11, 2018 and September 30, 2018. Additional details related to these disbursements may be viewed in the office of the Martin County Clerk of Court and Comptroller or on the Clerk's website.

Agenda Item: 19-0082

COUNTY ATTORNEY

CNST-7 CONSIDER A RESOLUTION ADOPTING A POLICY REGARDING EXIT PROCEDURES FOR OUTGOING COMMISSIONERS

The County Attorney's Office has prepared a resolution adopting a formal written policy to clarify exit procedures for outgoing Commissioners

Agenda Item: 19-0081 **ADDITIONAL ITEM** **RESOLUTION NO. 18-11.2**

PUBLIC HEARINGS

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 18-14, DIXIE HWY. RIO

An application to amend the Future Land Use Map was initiated by the Board of County Commissioners for 0.28 acres owned by Martin County Community Redevelopment Agency located in Rio. The property is located on 977 NE Dixie Hwy., in Jensen Beach, Rio. Staff recommends that the dual designation of General Institutional and General Commercial future land use designation be changed to solely General Commercial future land use designation. The Local Planning Agency recommended that the future land use designation be changed to General Commercial.

Agenda Item: 19-0069 **SUPPLEMENTAL MEMO (request to continue to Nov 20)**

ACTION TAKEN: The Board continued this item to the November 20, 2018 meeting.

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 18-15, JENSEN BEACH IMPOUNDMENT EXTENSION

An application to amend the Future Land Use Map was initiated by the Board of County Commissioners for 10.13 acres owned by Martin County located in Hutchinson Island, Jensen Beach. The property is located on NE Causeway Blvd, west of NE Jensen Beach Club. Staff recommends that the future land use designation of Medium Density Residential be changed to Public Conservation future land use designation. The Local Planning Agency recommended that the future land use designation be changed to Public Conservation.

Agenda Item: 19-0071

ACTION TAKEN: The Board approved for transmittal to the Department of Economic Opportunity CPA 18-15, Jensen Beach Impoundment Extension, changing the future land use designation from Medium Density Residential to Public Conservation on the subject 10.13 acres.

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF ORDINANCE AMENDING SECTION 71.243.B, CHAPTER 71, FINANCE AND TAXATION, ARTICLE 6, TOURIST DEVELOPMENT TAXES, GENERAL ORDINANCES, MARTIN COUNTY CODE TO CHANGE THE CATEGORIES OF USE AND PERCENTAGES OF TAX REVENUES

The Board of County Commissioners (Board) is requested to adopt proposed amendments to Chapter 71, Finance and Taxation, Article 6, Tourist Development Taxes, General Ordinances, Martin County Code to modify the existing allocations for the uses of funds and percentages of tax revenues for tourist development taxes.

Agenda Item: 19-0074 **SUPPLEMENTAL MEMO (request to continue to Nov 20)**

ACTION TAKEN: The Board continued this item to the November 20, 2018 meeting.

**DEPARTMENTAL
ADMINISTRATION****DEPT-1 OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL**

This is a placeholder on all Board meeting agendas in an effort to streamline the process for grant applications, awards, budget resolutions, budget transfers from reserves, and CIP amendments. Specific items requiring approval, if any, will be provided by Supplemental Memorandum.

Agenda Item: 19-0001 **SUPPLEMENTAL MEMO (5 items)**

ACTION TAKEN:

1. PERMISSION TO APPLY FOR THE VISIT FLORIDA RED TIDE MARKETING GRANT - The Board authorized the Martin County Office of Tourism and Marketing to apply for the Visit Florida Red Tide Marketing Grant.
2. PERMISSION TO ACCEPT THE INDIAN RIVER LAGOON NATURAL ESTUARY PROGRAM (IRLNEP) AGENCY COST SHARE AGREEMENT FOR THE WILLOUGHBY CREEK STORMWATER QUALITY IMPROVEMENT PROJECT - The Board authorized the Chairman to execute the IRLNEP Agreement as well as any non-monetary grant related documents upon review and concurrence of the County Attorney's Office and adopted the Budget Resolution. **RESOLUTION NO. 18-11.3**
3. PERMISSION TO ACCEPT THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION 2018-19 ARTIFICIAL REEF CONSTRUCTION GRANT SIROTKIN REEF - The Board authorized the Chairman and/or designee to execute the FFWCC agreement as well as any non-monetary grant related documents upon review and concurrence of the County Attorney's Office and adopted the Budget Resolution. **RESOLUTION NO. 18-11.4**
4. PERMISSION TO ACCEPT THE STATE OF FLORIDA DEPARTMENT OF HEALTH FY19 EMERGENCY MEDICAL SERVICES (EMS) TRUST FUND GRANT - The Board approved the Board Resolution, authorized the Chairman or designee to execute the Request for Grant Fund Distribution, and approved the Budget Resolution. **RESOLUTION NOS. 18-11.5 and 18-11.6**
5. RESOLUTIONS TO AMEND THE BUDGET FOR UTILITIES SPECIAL ASSESSMENT PROJECTS IN FISCAL YEAR 2018 AND 2019 - The Board approved the budget Resolution to amend the Fiscal Year 2018 budget for the North River Shores Phase 2 project and approved the budget Resolution for the Fiscal Year 2019 fund balance forward resolution for the Utilities special assessment projects. **RESOLUTION NOS. 18-11.7 and 18-11.8**

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 JENSEN DUNES PUD REVISED PUD ZONING AGREEMENT, REVISED MASTER SITE PLAN AND PHASING PLAN (J046-008)

Request for approval of the Second Amendment to the PUD Zoning Agreement and Revised Master Site Plan and Phasing Plan. The 34.3 acre subject property is located on the north side of Cedar Street between the FEC Railroad and Savannah Road and south and west of the Town of Ocean Breeze in Jensen Beach. Included in the application is a request for a deferral of a Certificate of Public Facilities Reservation.

Agenda Item: 19-0047 **SUPPLEMENTAL MEMO (request to continue to Nov 20)**

ACTION TAKEN: The Board continued this item to the November 20, 2018 meeting at the applicant's request.

DPQJ-2 CIRCLE K US-1 COVE ROAD MAJOR REVISED FINAL SITE PLAN (C166-002)

This is an application by Circle K Stores, Inc., requesting approval for a revised commercial, major development final site plan with a Certificate of Public Facilities Reservation for a 2.9 acre site located on the northwest corner of SE Cove Road and SE Federal Highway in Stuart.

Agenda Item: 19-0048

RESOLUTION NO. 18-11.9

ACTION TAKEN: The Board received and filed the Agenda Item Summary and all of its attachments including the Staff Report for the record, approved the Circle K US-1 Cove Road Revised Final Site Plan, and adopted the Resolution of approval to be modified to include alternative compliance.

DPQJ-3 MANATEE ISLES PLAT (S216-011)

Request for plat approval for the Manatee Isles project consistent with the approved minor final site plan approved on October 2, 2018. The 2.3 acre development is located on the northeast corner of SE Capstan Avenue and SE Azimuth Way in Port Salerno. Included with this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 19-0063

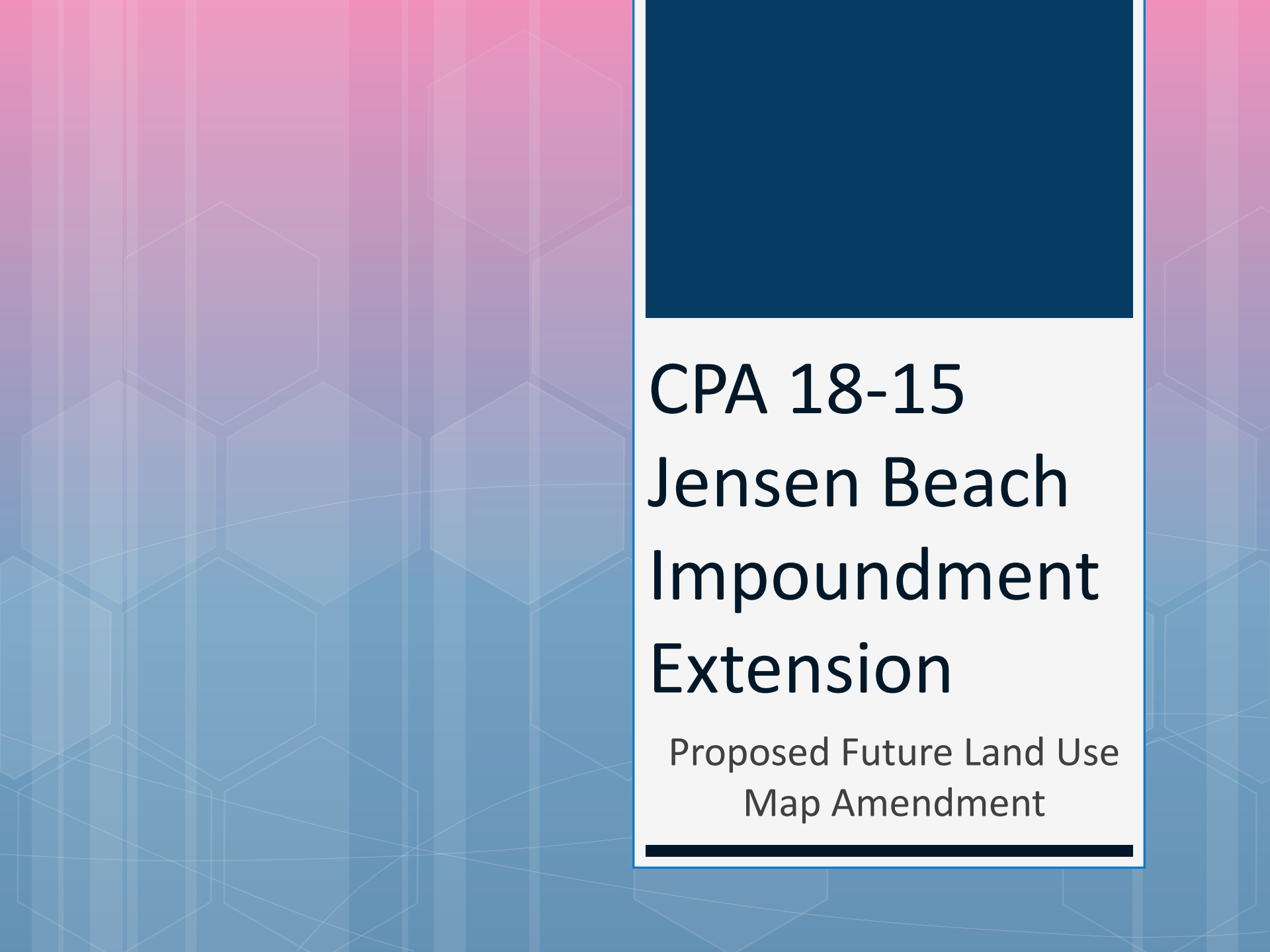
ACTION TAKEN: The Board continued this item to the November 20, 2018 meeting at the applicant's request.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURNED AT 11:35 AM

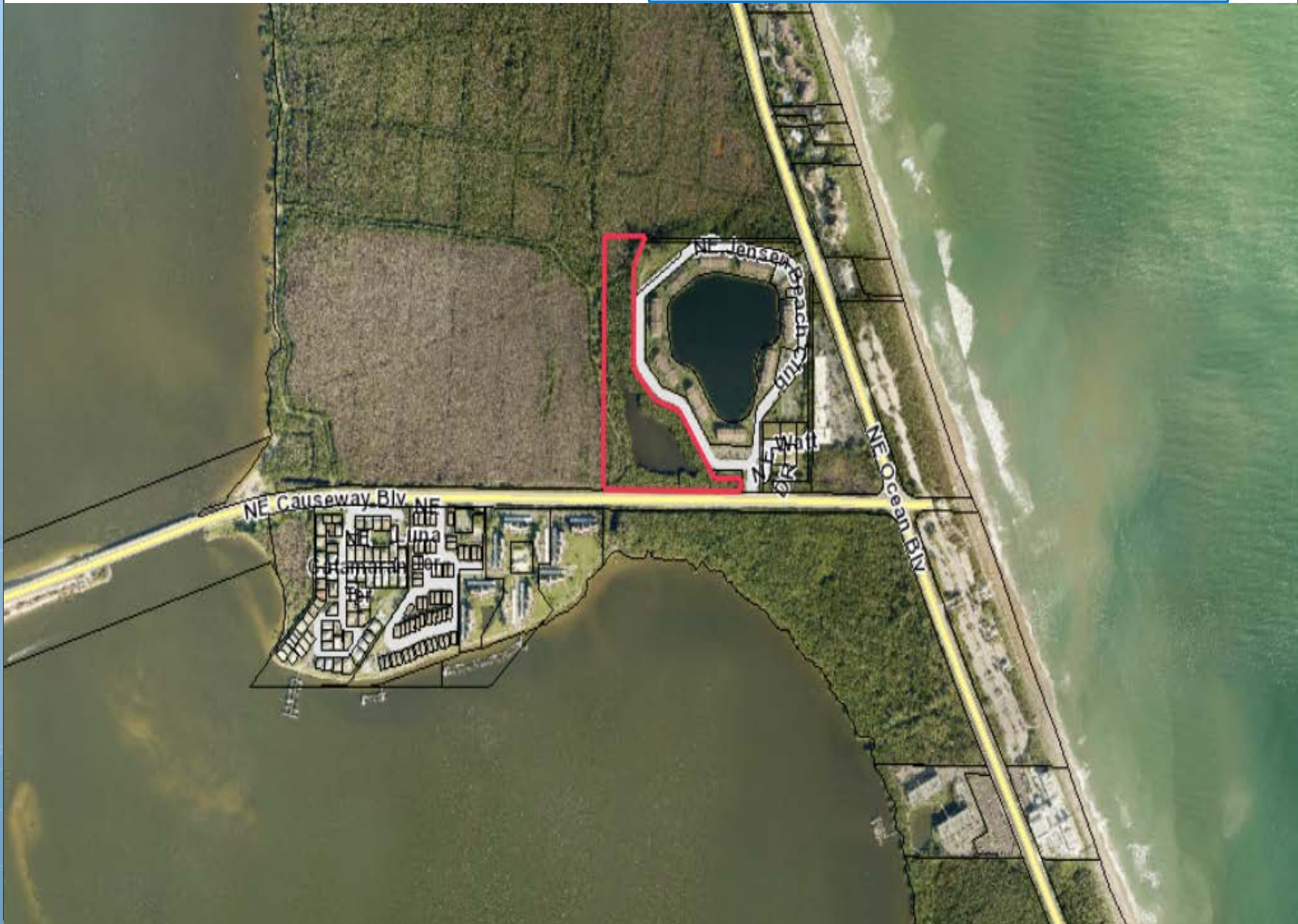
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Powerpoint Presentation



**CPA 18-15
Jensen Beach
Impoundment
Extension**

Proposed Future Land Use
Map Amendment



Proposed Future Land Use Map change

- The 10.13 acres (441,262.8 sq. ft.) parcel was acquired by Martin County
- Board initiated a FLUM change from the Medium Density Residential to Public Conservation
- Located on NE Causeway blvd in Hutchinson Island, Jensen Beach

- The staff analysis considers to designate the parcel as Public Conservation future land use
- The Public Conservation category recognizes publicly owned areas designed for conservation uses

- Only development compatible with conservation and passive recreation uses shall be permitted in the Public Conservation category. This may include access, parking and other facilities that enable the management of the resource and the public's enjoyment of it.

Staff Recommendation: Public Conservation

- PC would be the most appropriate designation for this parcel, considering the site's proximity to conservation lands, and its location next to a residential community (Jensen Beach Club).
- CGMP states: Environmentally sensitive lands acquired by the County shall be reclassified to the Institutional-Conservation land use designation during the next plan amendment cycle.

- Considering all these factors, staff recommends changing the property's land use designation from Medium Density Residential to Public Conservation future land use designation.

Public Notice

**NOTICE OF FUTURE LAND USE
AND ZONING CHANGE**

APPLICATION #18-15

JENSEN BEACH IMPOUNDMENT EXTENSION

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

FROM: MEDIUM DENSITY RESIDENTIAL

TO: PUBLIC CONSERVATION

CONTACT MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT

772-288-5495





MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH Commissioner, District 1
STACEY HETHERINGTON Commissioner, District 2
HAROLD E. JENKINS II Commissioner, District 3
SARAH HEARD Commissioner, District 4
EDWARD V. CIAMPI Commissioner, District 5

TARYN KRZYDA, CPM County Administrator
KRISTA A. STOREY Acting County Attorney
TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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January 31, 2019

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Rd.
Stuart, FL 34996

RE: Certification of Property Owner Public Hearing Notification

Dear Ms. van Vonno,

I certify that letters of notification to the surrounding property owners, per the distance requirements contained in the Martin County Comprehensive Growth Management Plan, for the following proposed amendments listed below were mailed on January 23, 2019.

- CPA 18-14, Dixie Hwy, Rio
- CPA 18-15, Jensen Beach Impoundment Extension

All the notification letters contained the meeting notice information for the Public Hearings scheduled for February 12, 2019 to be heard before the Board of County Commissioners.

Respectfully,

Joan V. Seaman, Administrative Specialist II
Growth Management Department

Attachments: Letter to property owners
Location map
Property owner mailing list



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH

Commissioner, District 1

TARYN KRZYDA, CPM

County Administrator

STACEY HETHERINGTON

Commissioner, District 2

KRISTA A. STOREY

Acting County Attorney

HAROLD E. JENKINS II

Commissioner, District 3

SARAH HEARD

Commissioner, District 4

TELEPHONE

(772) 288-5400

EDWARD V. CIAMPI

Commissioner, District 5

WEBSITE

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January 22, 2019

RE: Notice of a public hearing regarding application CPA 18-15, Jensen Beach Impoundment Extension, a proposed change to the future land use designation.

Dear Property Owner:

As the owner of property within 1,000 feet of Jensen Beach Impoundment Extension shown on the enclosed map, please be advised that the property is the subject of an application to make the following change:

1. Application CPA 18-15, Jensen Beach Impoundment Extension: A Future Land Use Map change from Medium Density Residential to Public Conservation on a parcel consisting of ±10.13 acres located on NE Causeway Blvd, west of the Jensen Beach Club in Hutchinson Island, Jensen Beach.

The date, time and place of the scheduled public hearing is:

MEETING: **BOARD OF COUNTY COMMISSIONERS**
DATE: February 12, 2019
TIME: 9:00 A.M., or as soon thereafter as the items can be heard.
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend the hearing and will have an opportunity to speak.

Accessibility arrangements: 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) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

Record for appeals: 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.

Comprehensive Planning Facts: The Future Land Use Map is part of the County's Comprehensive Growth Management Plan and 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 three public hearings as follows:

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 transmitted to the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

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. 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.

View Application Files at: Martin County Administrative Center, Growth Management Department, 2401 S.E. Monterey Road, Stuart, FL 34996.

Submit Written Comments to: Nicki van Vonno, Growth Management Department Director, via e-mail at nikkiv@martin.fl.us or my mal to 2401 S.E. Monterey Road. Stuart, FL 34996.

For more information, contact Maria Jose, M.S., Planner, Growth Management Department at (772) 288-5930 or via e-mail: mjose@martin.fl.us.

Sincerely,

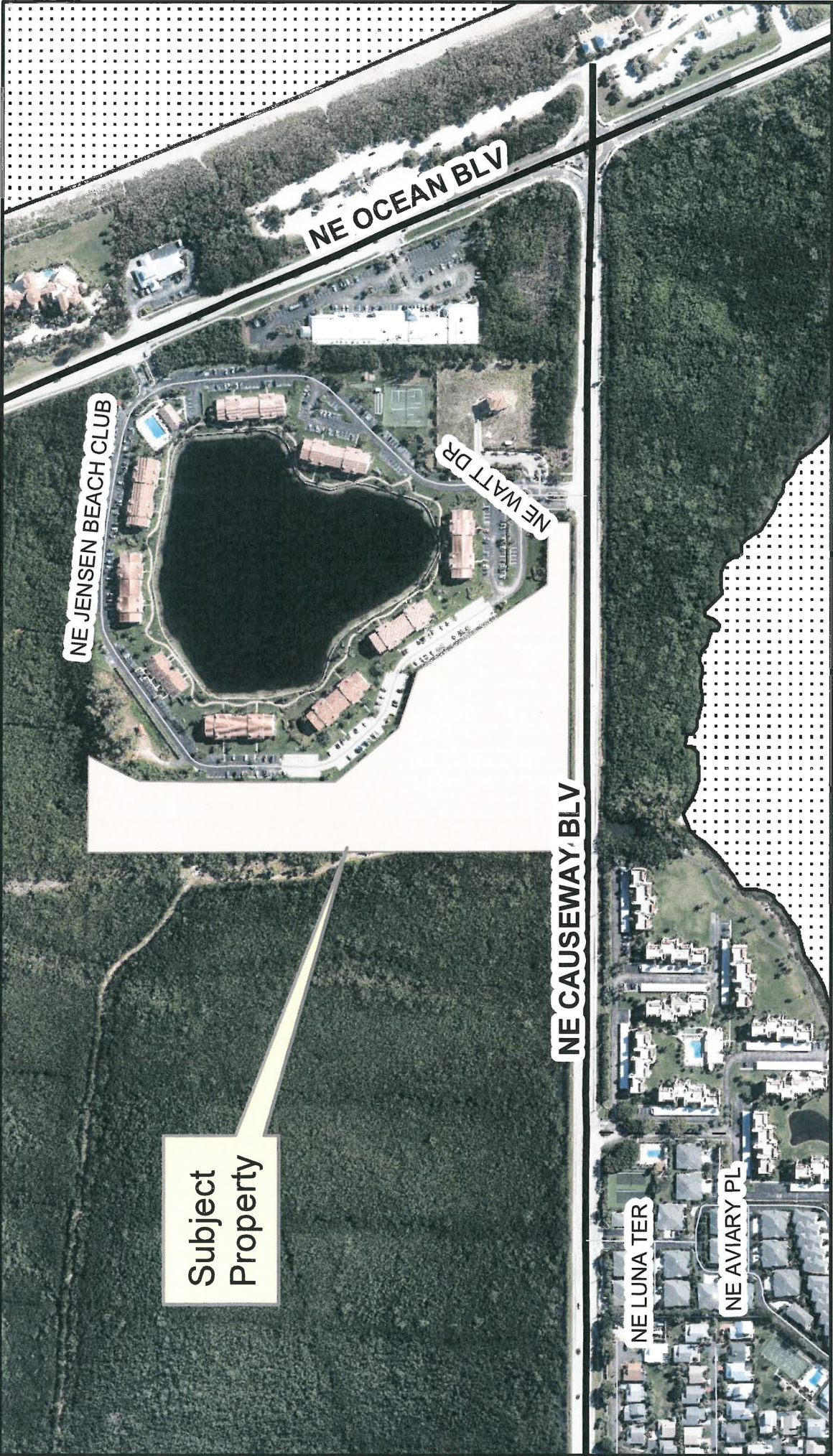


Clyde Dulin, AICP
Comprehensive Planning Division Administrator

CD/MJS/jvs
Attachment: Map showing the location of the property

AERIAL MAP

CPA 18-15, JB Impoundment Ext.



2102/CPA 18-15/adopt
Angela Difulgia Living Trust
3442 NE Causeway Blvd. #204
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Bariso Living Trust
5110 Scott St
Piscataway, NJ 08854

2102/CPA 18-15/adopt
Barranger Trust
498 Rockledge Ln
Brunswick, OH 44212

2102/CPA 18-15/adopt
Carlisle Family Living Trust
2025 Narrows View Cir NW Apt. D-133
Gig Harbor, WA 98335

2102/CPA 18-15/adopt
Charles J Draghi Living Trust
221 Elm St
West Hempstead, NY 11552

2102/CPA 18-15/adopt
Clara Ciccolella Revocable Living Trust
4428 NE Ocean Blvd. #C-1
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
D & M Corbin Living Trust
8764 Arrowhead Dr
Lake Worth, FL 33467

2102/CPA 18-15/adopt
Daly Family Living Trust
11 Courtney Dr
New City, NY 10956

2102/CPA 18-15/adopt
Darlene A Anderson Trust
4460 NE Ocean Blvd. #E-2
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Devaney Living Trust
116 Cypress St
Massapequa Park, NY 11762

2102/CPA 18-15/adopt
Edward J Soscia Revocable Living Trust
511 NW Fetterbush Way
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Edward J Tierney Trust
4468 NE Ocean Blvd. #D-2
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Eleanore E Ledbetter Living Trust
4476 NE Ocean Blvd. #104A
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Ellin M Russell Revocable Deed of Trust
3442 NE Causeway Blvd. #5-403
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Elliott Family Wealth Trust
P. O. Box 274
Keuka Park, NY 14478

2102/CPA 18-15/adopt
Environmental Studies Council
2900 NE Indian River Dr
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Fairwinds Associates Inc
3055 SE Glasgow Dr
Stuart, FL 34997

2102/CPA 18-15/adopt
Fairwinds Cove III Condo Assoc
1111 SE Fed Hwy Ste 100
Stuart, FL 34994

2102/CPA 18-15/adopt
Fairwinds Cove Recreation Assn
1111 SE Federal Hwy Suite 100
Stuart, FL 34994

2102/CPA 18-15/adopt
Florida, State of/THITF Rec & Parks
3900 Commonwealth Blvd
Tallahassee, FL 32399

2102/CPA 18-15/adopt
Furlong Holdings LLC
94 Linden Ave
West Long Branch, NJ 07764

2102/CPA 18-15/adopt
George W & Ann C Lord Jt Rev Tr
2314 Mount Hood Ln
Toms River, NJ 08753

2102/CPA 18-15/adopt
Halpin Revocable Living Trust
5 Cherry Hill Rd
Milltown, NJ 08850

2102/CPA 18-15/adopt
Island Shoppes LLC
3696 N Federal Hwy Ste 200
Fort Lauderdale, FL 33308

2102/CPA 18-15/adopt
Jeffery H Oneill Irrevocable Trust
87 Cherry Ave.
West Sayville, NY 11796

2102/CPA 18-15/adopt
Jensen Bch Club Condo Assoc
1111 SE Fed Hwy Ste 100
Stuart, FL 34994

2102/CPA 18-15/adopt
Joan Coletti Family Living Trust
3 Slate Ct #C2
Woodland Park, NJ 07424

2102/CPA 18-15/adopt
Jodi D Albertelli Revocable Trust
91 Duxbury Rd
Purchase, NY 10577

2102/CPA 18-15/adopt
John P Gill Revocable Trust
3492 NE Causeway Blvd. 202
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Maple Shade, NJ 08052

2102/CPA 18-15/adopt
Angelina Masterangelo
1 Palace Pier Ct. Ste 4405
Toronto, ON M8V3W9

2102/CPA 18-15/adopt
R Lennart & Lena M Mattisson
Fendervagen 24 S-296 92
Yngsjo, SE

2102/CPA 18-15/adopt
Lorraine M McArdle (Tr)
1008 Elizabeth
Naperville, IL 60540

2102/CPA 18-15/adopt
Carolyn T McClain
4492 NE Ocean Dr. #A-2
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Beatrice McClay
3492 NE Causeway Blvd., Bldg I #204
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Kelly McCormack-Honey
31 Willyn Rd.
Blue Point, NY 11715

2102/CPA 18-15/adopt
Scott J & Elizabeth A McGlenn
1321 Vardon Rd
Brigantine, NJ 08203

2102/CPA 18-15/adopt
Donna McGoff
3412 NE Causeway Blvd. #16-203
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
James & Noreen McGowan
10111 Beach Ave
Long Beach Township, NJ 08008

2102/CPA 18-15/adopt
Walter & Helen McGregor
12 Vinson Dr
Flemington, NJ 08822

2102/CPA 18-15/adopt
Catherine A McHugh
23 Crosby PL
Cold Spg Hbr, NY 11724

2102/CPA 18-15/adopt
Robert & Joan McInerney
4460 NE Ocean Blvd. #E-3
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Eugene E McInerney (L/E)
4444 NE Ocean Blvd. #E-1
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
George W & Kimberly C McLaughlin
3472 NE Causeway Blvd #201
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Lynn R McPartland
92 Finch Ln
Islip, NY 11751

2102/CPA 18-15/adopt
Alice M McPaul
14 Dunhill Rd
Jackson, NJ 08527

2102/CPA 18-15/adopt
Kevin & Pamela McPaul
2 Emma Ln
Jackson, NJ 80527

2102/CPA 18-15/adopt
John G & Maylou B Meade
3492 NE Causeway Blvd. 1-304
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Nicholas & Norma Meola
4468 NE Ocean Blvd. F-2
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Luciano & Joyce Miceli
183 Woodward Ave
Rutherford, NJ 07070

2102/CPA 18-15/adopt
Gregory & Samantha Michael
58 Beaver Dr
Kings Park, NY 11754

2102/CPA 18-15/adopt
Anastasia H Michaelides
2432 NE Causeway Blvd. # 4-202
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Bryon L & Dawne L Miller
475 NW Windflower Terr
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Constance R Miller
2831 Shady Oaks Ct
Grandville, MI 49418

2102/CPA 18-15/adopt
Susan M Moe-Raposo
16 Beach St
Marion, MA 02738

2102/CPA 18-15/adopt
Mary W & James Molloy
103 Drake Ct
West Islip, NY 11795

2102/CPA 18-15/adopt
Marion R Molz
20185 Harbour Ridge
Smithfield, VA 23430

2102/CPA 18-15/adopt
Vincent & Antoinette Mongelluzzo
2 Jericho Mountain Rd
Newtown, PA 18940

2102/CPA 18-15/adopt
Jeffrey L & Suzanne A Monihan
3472 NE Causeway Blvd. Apt. 203
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Janet M Monroe
1614 SW Lexington Dr.
Port St. Lucie, FL 34953

2102/CPA 18-15/adopt
Jane Anne Montgomery
3462 NE Causeway Blvd. #18-301
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Keith & Theresa Mormile
59 Valleyview Terr
Montvale, NJ 07645

2102/CPA 18-15/adopt
Gary Mould
14 Stratton Dr
Wayne, NJ 07470

2102/CPA 18-15/adopt
Ronald S & Gloria J Moyer
4444 NE Ocean Blvd. #F-1
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Jeffrey & Robin Rae Mueller
31418 Meadows Ave
Madison Heights, MI 48071

2102/CPA 18-15/adopt
John M & Elizabeth A Mueller
4428 NE Ocean Blvd. #D-2
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Cathy Muir
4452 NE Ocean Blvd. #B-1
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Paul G Muller
2831 Shady Oaks Ct
Grandville, MI 49418

2102/CPA 18-15/adopt
Robert J & Veronica Mullin
51 Ohio Ave
Massapequa, NY 11758

2102/CPA 18-15/adopt
Anthony J & Virginia M Nacerino
38 Somerset Dr
Patterson, NY 12563

2102/CPA 18-15/adopt
Michael F & Mary A Naughton
3 Clinton Ct
Kendall Park, NJ 08824

2102/CPA 18-15/adopt
Barbara Nazzaro
200 East End Ave #9G
New York, NY 10128

2102/CPA 18-15/adopt
Christopher J & Nancy Neumann
11 Kew Ct
Northport, NY 11768

2102/CPA 18-15/adopt
Richard F Norris
4444 NE Ocean Blvd. #E-3
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
David P & Diane L Nowakowski
2909 State Route 12B
Deansboro, NY 13328

2102/CPA 18-15/adopt
Ian A & Candice K O'Connor
3392 NE Causeway Blvd. #101
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Joseph Olah, Jr
4492 NE Ocean Blvd. #B-1
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Kenneth & Maryann Olsen
121 Maitland Ave
Paramus, NJ 07652

2102/CPA 18-15/adopt
Martha Oneill
4484 NE Ocean Blvd. #D-2
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Joan C Oram
4436 NE Ocean Blvd. #E-1
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Paul Pappas
270 Alto Dr
Oak View, CA 93022

2102/CPA 18-15/adopt
John Parker
4436 NE Ocean Blvd. #E-3
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Stanley J & Barbara A Perc
4460 NE Ocean Blvd. #H-2
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Gary & Phyllis Peterson
3462 NE Causeway Blvd. 18-202
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Susan Petrillo
7015 NW 90th Ave
Ocala, FL 34482

2102/CPA 18-15/adopt
John & Mary Ann Piazza
180 Springfield Ave
Rutherford, NJ 7070

2102/CPA 18-15/adopt
Henry & Ruth Nelly Pino
19107 NW 23rd PL
Pembroke Pines, FL 33029

2102/CPA 18-15/adopt
Lydia T Pizzute
27 Sieber Ct
Bergenfield, NJ 07621

2102/CPA 18-15/adopt
Roy R & Ann Marie Placet
3000 Wavely Ave
Oceanside, NY 11572

2102/CPA 18-15/adopt
Michael J Powell
79 Fifth Ave
Maple Shade, NJ 08052

2102/CPA 18-15/adopt
Jeffrey Raposo
16 Beach St
Marion, MA 02738

2102/CPA 18-15/adopt
Derek & Janet Reeves
4452 NE Ocean Blvd. #E-3
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
John M Reid (L/E)
3382 NE Causeway Blvd. 7-204
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Kenneth J & Patricia Reilly
311 McNeil Ln
West Grove, PA 19390

2102/CPA 18-15/adopt
Robert H & Margaret R Renn
4452 NE Ocean Blvd. #C-1
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Steven F Rieder
10908 Beach Ave
Long Beach Township, NJ 08008

2102/CPA 18-15/adopt
Bonita B Roberts
3419 NE Mancini Way
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Nelle A Ross
3482 NE Causeway Blvd. 2-102
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Harold Rotenberg
1 Palace Pier Ct Ste 4405
Toronto, ON M8V3W9

2102/CPA 18-15/adopt
Joseph A & Michele M Rubino
856 Maplecrest Ct
Schenectady, NY 12309

2102/CPA 18-15/adopt
Dianne E Ruggeri
700 Ocean Ave. #539
Spring Lake, NJ 07762

2102/CPA 18-15/adopt
Jean M Rush
363 Plainfield Rd
Edison, NJ 08820

2102/CPA 18-15/adopt
Jeffrey Russo
23 Crosby Pl
Cold Spg Hbr, NY 11724

2102/CPA 18-15/adopt
Theodore R & Frances P Russo
2 Grayrock Park Rd
Mt. Kisco, NY 10549

2102/CPA 18-15/adopt
Gregory L & Elizabeth A Sandoval
4145 NE Moon River Cir
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Judith A Santaniello
8 Hazeltine Ln
Jackson, NJ 08527

2102/CPA 18-15/adopt
Andrew J & Lourdes Santoro, Jr
5 Tree Line Dr
Freehold, NJ 07728

2102/CPA 18-15/adopt
Thomas R & Susan Sarubbi
335 Kent Dr E
Greenwich, RI 02818

2102/CPA 18-15/adopt
Maurice R Sasseville
142 Ocean Bay Dr.
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
John & Claire Saunders
863 Hallbrook Ln.
Alpharetta, GA 30004

2102/CPA 18-15/adopt
Judith A Savchak
10908 Beach Ave
Long Beach Township, NJ 08008

2102/CPA 18-15/adopt
Jeffrey & Claire S Scales
43 Ivy Hill Rd.
Red Bank, NJ 07701

2102/CPA 18-15/adopt
Robert P Scarrone
123 Brooklyn Ave.
Lavallette, NJ 08735

2102/CPA 18-15/adopt
Willi & Monika Scheide
4436 NE Ocean Blvd. #D-3
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Janet K Schifano
12 Dapper Darby Dr.
Stoneham, MA 02180

2102/CPA 18-15/adopt
Carol L Schmitt
3382 NE Causeway Blvd. #104
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
William E & Beverly Z Schraft
24 Hunterdon Blvd
New Providence, NJ 07974

2102/CPA 18-15/adopt
Gail D Schultz (Tr)
2939 S LakeRidge Trl.
Boulder, CO 80302-9312

2102/CPA 18-15/adopt
Susan B & Stephen Secord
3382 NE Causeway Blvd #7-402
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Mathew P & Wendy A Sellers
26891 Trembley Ln.
Wright City, MO 63390

2102/CPA 18-15/adopt
Ronald W Shadrack (Tr)
3462 NE Causeway Blvd. 18-101
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
William M & Peggy Ann Shanahan
90 Hill Rd.
Harwinton, CT 06791

2102/CPA 18-15/adopt
Mary A Sharpe
3412 NE Causeway Blvd. 16-402
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Brent D & Karen K Sherman
3553 Kerry Dr.
Troy, MI 48084

2102/CPA 18-15/adopt
William & Judy Shields
610 2nd Ave.
Avon By The Sea, NJ 07717

2102/CPA 18-15/adopt
Robert & Mary Lou Shirvanian
55 Ocean Ave.
Monmouth Beach, NJ 07750

2102/CPA 18-15/adopt
Charles E Simony
4484 NE Ocean Blvd. #D-3
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Denis & Carmela Smalley, Sr
4436 NE Ocean Blvd. #D-1
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Katherine Snelson (Tr)
3382 NE Causeway Blvd. #7-102
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Raymond M & Rosemary Sobieraj
4460 NE Ocean Blvd. #H-1
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Amy Solomito
16 Orchard St.
Glen Head, NY 11545

2102/CPA 18-15/adopt
Alfred J & Dorothy Spaulding
3442 NE Causeway Blvd. 5-201
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Michael A & Theresa M St. Armour
48 Waterwitch Ave.
Highlands, NJ 07732

2102/CPA 18-15/adopt
Barbara J Stamm
3452 NE Causeway Blvd. 17-404
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Douglas & Diane Stanton
20147 Myron Dr.
Livonia, MI 48152

2102/CPA 18-15/adopt
Katharina Stejskal
108 S Sewalls Pt. Rd.
Stuart, FL 34996

2102/CPA 18-15/adopt
Richard Stevens
3432 NE Causeway Blvd. #4-403
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Phillips & Marie M Stevens, Jr
338 Mt. Vernon Rd.
Amherst, NY 14226

2102/CPA 18-15/adopt
Grace M Stritch
6 S Heathcote Ave.
Edison, NJ 08817

2102/CPA 18-15/adopt
Jerome & Linda K Strok
3492 NE Causeway Blvd. 1-303
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Chester & Irs M Suhoski (Est)
13 Windsor Rd.
Morris Plane, NJ 07950

2102/CPA 18-15/adopt
Edward S & Tracy B Suhovsky
158 Suffolk Rd.
Island Park, NY 11558-1456

2102/CPA 18-15/adopt
Robert D Sweet, Jr
4452 NE Ocean Blvd. #A-1
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Victor J & Valentina A Tarassov
64 Lillie St.
Princeton Junction, NJ 08550

2102/CPA 18-15/adopt
Michael & Barbara Tencza
4468 NE Ocean Blvd. #H-2
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Eugene W & Martha T Terrenzi
3432 NE Causeway Blvd. 4-101
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Katherine Irene Thomas
94 Marine Dr.
Narragansett, RI 02882

2102/CPA 18-15/adopt
Florence G Thompson
1904 Farley Rd.
Whitehouse Station, NJ 08889

2102/CPA 18-15/adopt
John P Timpanaro
1388 Wooded Ln.
Seaford, NY 11783

2102/CPA 18-15/adopt
Anthony J & Lucille L Tomanio
3492 NE Causeway Blvd. 1-102
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Charles & Georgeann Tornatore
4492 NE Ocean Blvd. #G-1
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Anthony & Debra Tremarco
27 Rainbow Dr.
Millington, NJ 07946

2102/CPA 18-15/adopt
Thomas Tremarco
27 Rainbow Dr.
Millington, NJ 07946

2102/CPA 18-15/adopt
Anthony Tremarco
27 Rainbow Dr.
Millington, NJ 07946

2102/CPA 18-15/adopt
Jacqueline R Tumminelli (L/E)
3392 NE Causeway Blvd. 6-404
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Robert A & Eileen Ulbrich
3482 NE Causeway Blvd. 2-404
Jensen Beach, FL 34957

2102/CPA 18-15/adopt
Paul L Ulrich (Tr)
3472 NE Causeway Blvd. #202
Jensen Beach, FL 34957

| | | |
|--|---|--|
| 2102/CPA 18-15/adopt Janet A Vadala 14 Stratton Dr. Wayne, NJ 07470 | 2102/CPA 18-15/adopt Alexander & Sandra Vazquez 3413 NE Mancini Way Jensen Beach, FL 34957 | 2102/CPA 18-15/adopt Olga Pura Veiga 3442 NE Causeway Blvd. #5-104 Jensen Beach, FL 34957 |
| 2102/CPA 18-15/adopt Renee Rose Veneziano 700 Ocean Ave. #539 Spring Lake, NJ 07762 | 2102/CPA 18-15/adopt Robert Virga 695 Peconic Ave. West Babylon, NY 11704 | 2102/CPA 18-15/adopt Charles Virga, Jr (L/E) 695 Peconic Ave. West Babylon, NY 11704 |
| 2102/CPA 18-15/adopt Angelika Vivino 7223 Warrens Way Wanaque, NJ 07465 | 2102/CPA 18-15/adopt Raymond S & Ellen A Vivino 58 Michael Dr. Wayne, NJ 07470 | 2102/CPA 18-15/adopt Marilyn Vollino (L/E) 3432 NE Causeway Blvd. #4203 Jensen Beach, FL 34957 |
| 2102/CPA 18-15/adopt Theodore B & Rosemary Volmar 438 Beverly Rd. Teaneck, NJ 07666 | 2102/CPA 18-15/adopt Charles Vuolo (Tr) 3412 NE Causeway Blvd. #401 Jensen Beach, FL 34957 | 2102/CPA 18-15/adopt Thomas E & Monica T Waring 158 Parkwood St. Ronkonkoma, NY 11779 |
| 2102/CPA 18-15/adopt Erika Waring (L/E) 91 Sunset Dr. Patterson, NY 12563 | 2102/CPA 18-15/adopt Joseph A & Laurie S Watsabaugh P. O. Box 1464 Wilson, WY 83014 | 2102/CPA 18-15/adopt Debra Weimann 40 Roe Ct. Islip, NY 11751 |
| 2102/CPA 18-15/adopt William B & Kathleen Wigginton 62 Avenue D Atlantic Highlands, NJ 07716 | 2102/CPA 18-15/adopt Craig W & Nanette A Wigginton 62 Avenue D Atlantic Highlands, NJ 07716 | 2102/CPA 18-15/adopt Edward E & Nancy K Wilgucki 301 Chain Ohills Rd. Colonia, NJ 07067 |
| 2102/CPA 18-15/adopt Eileen M & Joseph P Williams 3432 NE Causeway Blvd. Jensen Beach, FL 34957 | 2102/CPA 18-15/adopt Theresa M Williams (Tr) P. O. Box 143 Dorr, MI 49323 | 2102/CPA 18-15/adopt Gary H Williamson 3432 NE Causeway Blvd. #4-303 Jensen Beach, FL 34957 |
| 2102/CPA 18-15/adopt Richard C Wills (Tr) 3472 NE Causeway Blvd. 3104 Jensen Beach, FL 34957 | 2102/CPA 18-15/adopt Robert L & Irene R Wilson 6 Dante Ct Jackson, NJ 08527 | 2102/CPA 18-15/adopt Kent & Donna J Winship 3482 NE Causeway Blvd. 2-303 Jensen Beach, FL 34957 |
| 2102/CPA 18-15/adopt Judy A Wittey 3492 NE Causeway Blvd. 1-203 Jensen Beach, FL 34957 | 2102/CPA 18-15/adopt Kimberley S Wojciechowski 4460 NE Ocean Blvd. #C-2 Jensen Beach, FL 34957 | 2102/CPA 18-15/adopt Gail Woods 4492 NE Ocean Dr. #A-2 Jensen Beach, FL 34957 |
| 2102/CPA 18-15/adopt Wei Wang Xiaoha Zhu 11523 N Concord Creek Dr. Mequon, WI 53092 | 2102/CPA 18-15/adopt Nick & Debbie Zigarowicz 180 North Ave. Hilton, NY 14468 | 2102/CPA 18-15/adopt Joseph Zisa 4492 NE Ocean Blvd. #G-2 Jensen Beach, FL 34957 |

READER SNAPSHOT



John Sahlman found this family of sandhill cranes on a Vero Beach golf course. CONTRIBUTED PHOTO BY JOHN SAHLMAN

SPACEWATCH

ISS Sightings

Oct. 26: 5:39 to 5:40 a.m. Maximum height: 26 degrees. Appearing 25 degrees above southeast, disappearing 22 degrees above east.

Oct. 27: 6:23 to 6:26 a.m. Maximum height: 33 degrees. Appearing 32 degrees above west-northwest, disappearing 10 degrees above north-northeast.

Oct. 28: 5:34 a.m. Maximum height: 15 degrees. Appearing 15 degrees above northeast, disappearing 12 degrees above northeast.

Oct. 29: 6:17 a.m. Maximum height: 10 degrees. Appearing 10 degrees above north-.

FABRIC SALE!

20% OFF

In-stock Fabrics over 3500 rolls in stock

Not to be combined with other offers.

Must present coupon at time of purchase

10/31/18



283-1474
2520 KANNER HWY. • STUART

Over 3500
Rolls In
Stock

"We Welcome
You To Compare
Our Already
Lowest Prices
In Town"

Prisons for Profit – or Rehabilitation Has big business overtaken society's need?

Everyone Welcome

10:30 a.m.,
Sunday, October 28, 2018

NEXUS building,
850 NW Federal Hwy. Stuart
At first light north of Roosevelt Bridge

Presented by
Humanists of the Treasure Coast
HUMTC.com

HUMTC advocates for separation of government and religion, and educates the public regarding positive values of humanism.

TR-GC0064236-10

NOTICE OF PUBLIC HEARINGS

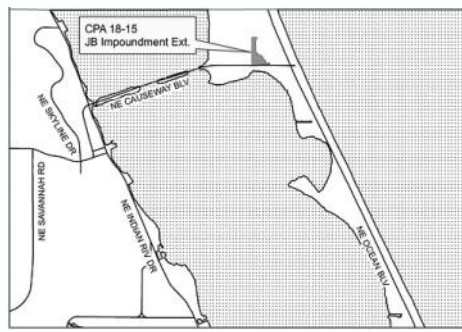
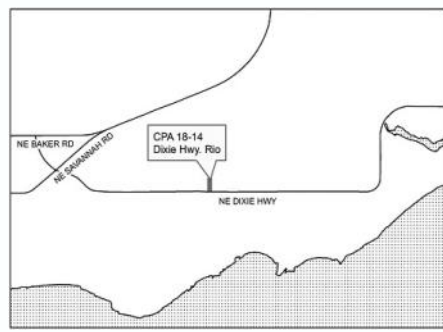
Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on the following items on November 13, 2018. The hearings will be conducted at the Martin County Administrative Center, 1st Floor, Commission Room, 2401 S.E. Monterey Road, Stuart, Florida, at 9:00 am or as soon thereafter as the item may be heard.

1. Application CPA 18-14, Dixie Hwy. Rio: A Future Land Use Map change from General Institutional and General Commercial to solely General Commercial on ±0.28-acres located at 977 N.E. Dixie Hwy., Rio.
2. Application CPA 18-15, Jensen Beach Impoundment Extension: A Future Land Use Map change from Medium Density Residential to Public Conservation on a parcel consisting of ±10.13 acres located on NE Causeway Blvd, west of the Jensen Beach Club in Hutchinson Island, Jensen Beach.

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 sent to: Nicki van Vonno, 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 Maria Jose at (772) 288-5930.

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)-221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

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 insure 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.



TR-2146243

Pain Killer Tested on 139 Top Athletes Goes on Sale Nationwide

Approved by doctors nationwide; reduces pain, swelling, and stiffness while triggering new cartilage growth — available now without a prescription

By Wayne B. Roberts — Associate Health Press

No one knows more about muscle and joint pain than competitive athletes.

While pain from muscle and connective tissue injury can be serious, it pales in comparison to the deep-down, throbbing pain of joint damage, especially in the cartilage-rich areas around the knees, hips and shoulders.

Athletes Pain Secret Now in High Demand

If you struggle with painful, frozen joints, there's a doctor recommended, pain and mobility compound available, that has been tested on sports-ravaged joints of athletes, and proven equally effective for healthy, normal people.

It's a powerful, fast-acting compound found in a prescription-free supplement called Tramaline.

Professional football and baseball players have been reported using this compound to speed up recovery time from injured joints. Helping them reduce pain and swelling, getting them back on their feet and healthy again.

A study on 139 adult athletes showed that Tramaline not only relieved pain and stiffness following a workout or athletic event, but surprisingly, it also worked to relieve discomfort during the specific activity that caused the pain in the first place!

In addition, Tramaline put up a defensive shield around cartilage in knees and other joints, "significantly lowering cartilage degradation."

Soothes and Protects

Tramaline does for old knees what prescription reading glasses do for old eyes. It's so powerful, in fact, that some patients in clinical trials experienced complete remission of pain!

It's a special form of highly absorbable collagen, the same stuff that lines the inside of joints, lubricating and reducing friction, and keeping them 'young.'

This joint-loving substance possesses multiple patents, yet it is still prescription-free.

Ends Pain in 30 Days?

Ryan Shelton, MD, a practicing physician in Seattle, Washington, is one of many healthcare professionals who recommend fast-acting Tramaline.

"We've finally found a pill that relieves swelling... lubricates joints for easier movement... and protects against cartilage destruction, all without side effects," he says.

Erik Wood, MD, a medical doctor in Miami, Florida, agrees.

"If you find it difficult to grip objects or to exercise with ease, prescription-free Tramaline is for you."



SHOCKING RESULTS: Tramaline's patented structural protein can help repair damaged joints, such as in this hip, shown in this X-ray, to restore full range of motion - with no pain.

Pulls Wool Over Nerve Cells Eyes

Like a building's sprinkler system springs into action at the first whiff of smoke and heat, UC-II, the active ingredient in Tramaline, stops joint pain before it strikes by deploying a sophisticated, enzymatic attack.

UC-II in Tramaline works with your body to pull the wool over the eyes of pain receptors in sore, stiff joints, blocking the inflow of inflammatory chemicals.

By 'shutting off' the pipeline of immune fluids that cause your knees and joints to swell up and get hot with inflammation, once-swollen knees and joints return to normal size, so you can move and flex more easily.

One user said it felt like he sprayed WD-40 in his knees and elbows!

Reduced Swelling, Lubricates Stiff Joints

Tramaline stimulates synovial fluid health, lubricating a healthier joint for free-swinging flexibility.

There's more, Tramaline can also signal your body to jump-start the joint-repair process.

UC-II is a prime building block for cartilage and synovial fluid around your joint problem areas.

Users like 60-year-old Terry O. see noticeable, real benefits in just a few weeks.

For years, Terry treated her knee pain by taking an impressive amount of NSAIDs. It wasn't too long before she began to experience stomach problems.

NSAIDs Eat Stomach Tissue

"I knew all the aspirin and other pain relievers would eventually do a number on my stomach, but like an idiot, I just kept taking them," she said, shaking her head.

Terry's physician told her to quit NSAIDs and recommended that she consider a knee replacement.

Naturally Restore Your Knee or Surgically Replace It?

"I have two friends who both had knee replacements," says Terry, "and they told me to not do it. They

said the pain was excruciating and that their knees got worse!"

Terry's daughter-in-law told her about Tramaline and how it could quickly repair her knee, ending her joint pain.

Painful Shot or Pill?

"My daughter-in-law said to give it a chance. She said in studies Tramaline's active ingredient was as effective as a cortisone shot. And she was right, my knee feels better than ever," says Terry.

If you are living with pain and not getting the relief you need, here's your opportunity to experience the joint revitalizing phenomenon called Tramaline with UC-II, completely risk-free.

No Pain, More Sleep

Tramaline reigns in out-of-control immune systems, reducing swelling, jump-starting joint repair, and ending pain. You'll sleep better at night, and be more active during the day.

How to Get Tramaline

Tramaline is being released nationwide with a special introductory discount! But you'll have to act fast.

This money-saving offer is available only for the next 48 hours. Call TOLL-FREE at 1-888-964-6192 and provide your operator with your Promo Code: TR-103.

Tramaline offers an industry-leading 90-day satisfaction guarantee so you can experience its benefits, long-term, at no risk.

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Call 1-888-964-6192 now to take advantage of this unprecedented, limited time, discount on Tramaline, good while supplies last. You can start sleeping through the night and wake feeling rested and alert.

Note: Demand is quite high, which may cause some delay in reaching operators. If you do call and fail to get through immediately, please be patient and call back. Please note that this special discounted offer will expire in exactly 48 hours.

These statements have not been evaluated by the Food and Drug Administration. This product is not intended to diagnose, treat, cure, or prevent any disease. All doctors mentioned are remunerated for their services. Individuals mentioned are not affiliated with or endorsed by the makers of Tramaline.

Martin County Commissioners

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Section-Page-Zone(s):

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Description:

N/A

Color Type:

Study: Cellphone use while driving is soaring

Devices' temptations can prove to be deadly



Risky phone use while driving is on the rise, according to the Insurance Institute for Highway Safety.

LM OTERO/AP

Nathan Bomey
USA TODAY

Americans are using their phones in riskier ways while driving, worsening the nation's crash crisis, according to a new report.

Although overall cellphone use on the road is down, drivers were "observed manipulating their phones" 57 percent more often in 2018 than they were in 2014, according to research by the Insurance Institute for Highway Safety.

That means people are putting themselves at significantly higher risk of dying in a car crash.

"People are talking on the phone less than they were in 2014 and they're manipulating it more, which is things that include texting and potentially browsing the internet or potentially using it for navigation, audio, music," said David Kidd, senior research scientist for the Highway Loss Data Institute, a sibling organization to IIHS.

Using the most recently available figures, the insurance institute estimated that about 800 people were killed in crashes in 2017 because of drivers who were using their phones for something other than a call.

The findings are significant because researchers have historically found it difficult to gauge the effects of distracted driving.

But IIHS experts were able to track the problem by positioning researchers on the side of the road at traffic lights, straight sections of roads and roundabouts.

The researchers recorded what driv-

ers were doing when they passed by.

About 1 in 4 drivers were doing something other than focusing on the road, a figure that includes phone use, smoking and eating, according to the study.

The study adds credence to suspicions that the nation's spike in deadly crashes over the past few years is due in part to smartphone use. Distracted driving can occur for other reasons, too, including the use of vehicle infotainment systems.

The best available data suggests that using your phone for something other than a call while driving increases your risk of a crash by about 66 percent, Kidd said.

"When you're taking your eyes off the roadway and you don't see what's coming ahead of you, you're less able to react to what's ahead of you, and that can result in crashes," Kidd said.

U.S. crash deaths fell slightly in 2017 but still reflected the second-deadliest year on the road in the past decade.

The number of people killed in traffic crashes in 2017 was 37,133, down 1.8 percent from the year before, according to the National Highway Traffic Safety Administration. Figures from 2018 have not yet been released.

The IIHS study was conducted in northern Virginia. Kidd said there's no reason to believe northern Virginia drivers use their phones more or less than the average American.

"I don't have any reason to think it's any different because of how ubiquitous smartphones are now," he said.

Pa. man says emotional support alligator helps his depression

ASSOCIATED PRESS

YORK HAVEN, Pa. — A Pennsylvania man says his emotional support alligator helps him deal with his depression.

Joie Henney, 65, said his registered emotional support animal named Wally likes to snuggle and give hugs, despite being a 5-foot-long alligator. The York Haven man said he received approval from his doctor to use Wally as his emotional support animal after not wanting to go on medication for depression, he told Philly.com.

"I had Wally, and when I came home and was around him, it was all OK," he said. "My doctor knew about Wally and figured it works, so why not?"

Wally was rescued from outside Orlando at 14 months old and is still growing; Henney said Wally could be 16 feet long one day. Henney says Wally eats chicken wings and shares an indoor plastic pond with a smaller rescue alligator named Scrappy.

Wally, who turns 4 this year, is a big teddy bear, in Henney's words. The cold-blooded reptile likes to rest his snout on Henney's, and "he likes to give hugs," he said.

The alligator has never bitten anyone and is even afraid of cats, accord-



Joie Henney holds up Wally, a 4-foot-long emotional support alligator, at the Spirit Lutheran Village in York, Pa. TY LOHR, YORK DAILY RECORD/AP

ing to Henney.

Henney acknowledged that Wally is still a dangerous wild animal and could probably tear his arm off, but says he's never been afraid of him.

Henney's background also indicates a comfort with creatures like Wally. He hosted a show called "Joie Henney's Outdoors" on ESPN Outdoors from 1989 to 2000, according to the York Daily Record.

Henney frequently takes Wally out for meet-and-greets at places like senior centers and minor-league baseball games.

"He's just like a dog," Henney told a woman at a recent outing to a senior center. "He wants to be loved and petted."

Martin County Commissioners
Advertiser:
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NOTICE OF PUBLIC HEARINGS

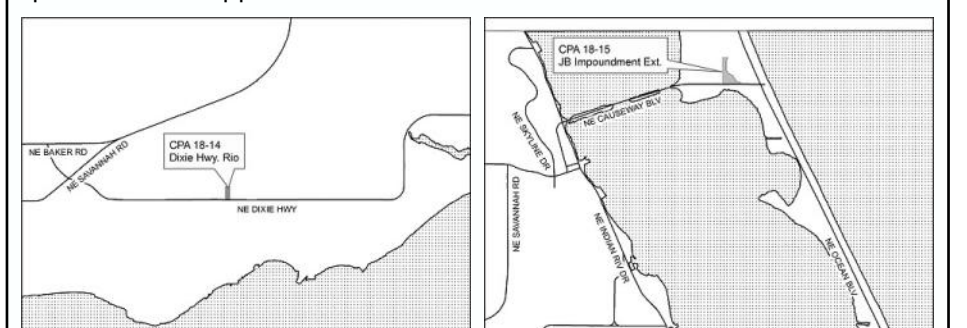
Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on the following items on February 12, 2019. The hearings will be conducted at the Martin County Administrative Center, 1st Floor, Commission Room, 2401 S.E. Monterey Road, Stuart, Florida, at 9:00 am or as soon thereafter as the item may be heard.

1. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT CPA 18-14, DIXIE HWY RIO: AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY, PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.
2. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT CPA 18-15 JENSEN BEACH IMPOUNDMENT EXTENSION: AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY, PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.

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 sent to: Nicki van Vonno, 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 Maria Jose at (772) 288-5930.

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) 288-5400, 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 Services.

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 insure 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.



January 25, 2019

TR-2212531

Public/Reviewer Comments

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B9
From: Staff
Date: January 11, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 18-7ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Martin County was received on November 19, 2018 and contains one Future Land Use Map (FLUM) amendment. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation on a 10.13-acre parcel of land from Medium Density Residential 8 dwelling units per acre to Public Conservation. The subject property is located on the north side of NE Causeway Boulevard, immediately west of the Jensen Beach Club with NE Ocean Boulevard beyond to the east, on Hutchinson Island in Jensen Beach. The site is currently undeveloped. Adjacent Future Land Use designations are Medium Density Residential 8 dwelling units per acre to the east and Conservation to the north, west, and south (across NE Causeway Road).

In July of 2018, the Martin County Board of County Commissioners (BOCC) approved and accepted a quit-claim deed and obtained the subject property. The property is adjacent to the Jensen Beach Impoundment Area, which has a future land use designation of Public Conservation. The proposed amendment was initiated by the BOCC in order to assign the most

appropriate institutional designation to the subject property. The county staff reports indicates the proposed designation of Public Conservation is the most appropriate land use designation due to the site's proximity to conservation lands. Additionally, the report indicates the County's comprehensive plan requires that the future land use designation of environmentally sensitive land acquired by the County be changed to the Public Conservation designation during the next plan amendment cycle following acquisition.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 21, 2018. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to Martin County and the Florida Department of Economic Opportunity.

Council Action – January 18, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner Townsend from St. Lucie County seconded the motion, which carried unanimously.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Jensen Beach Impoundment Extension – Aerial Map
- 3 Jensen Beach Impoundment Extension – Current Future Land Use Map
- 4 Jensen Beach Impoundment Extension – Proposed Future Land Use Map

Exhibit 1 General Location Map

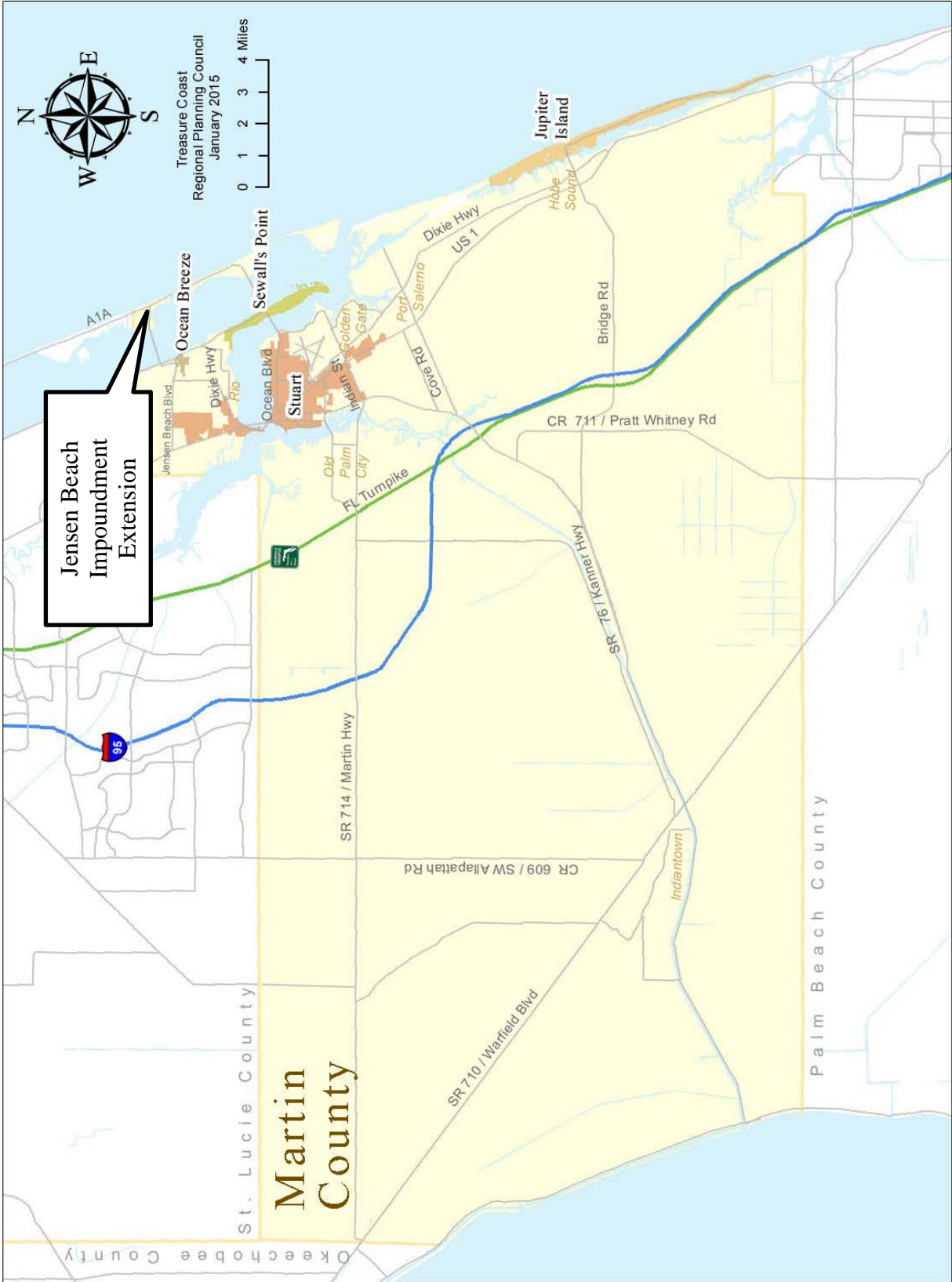
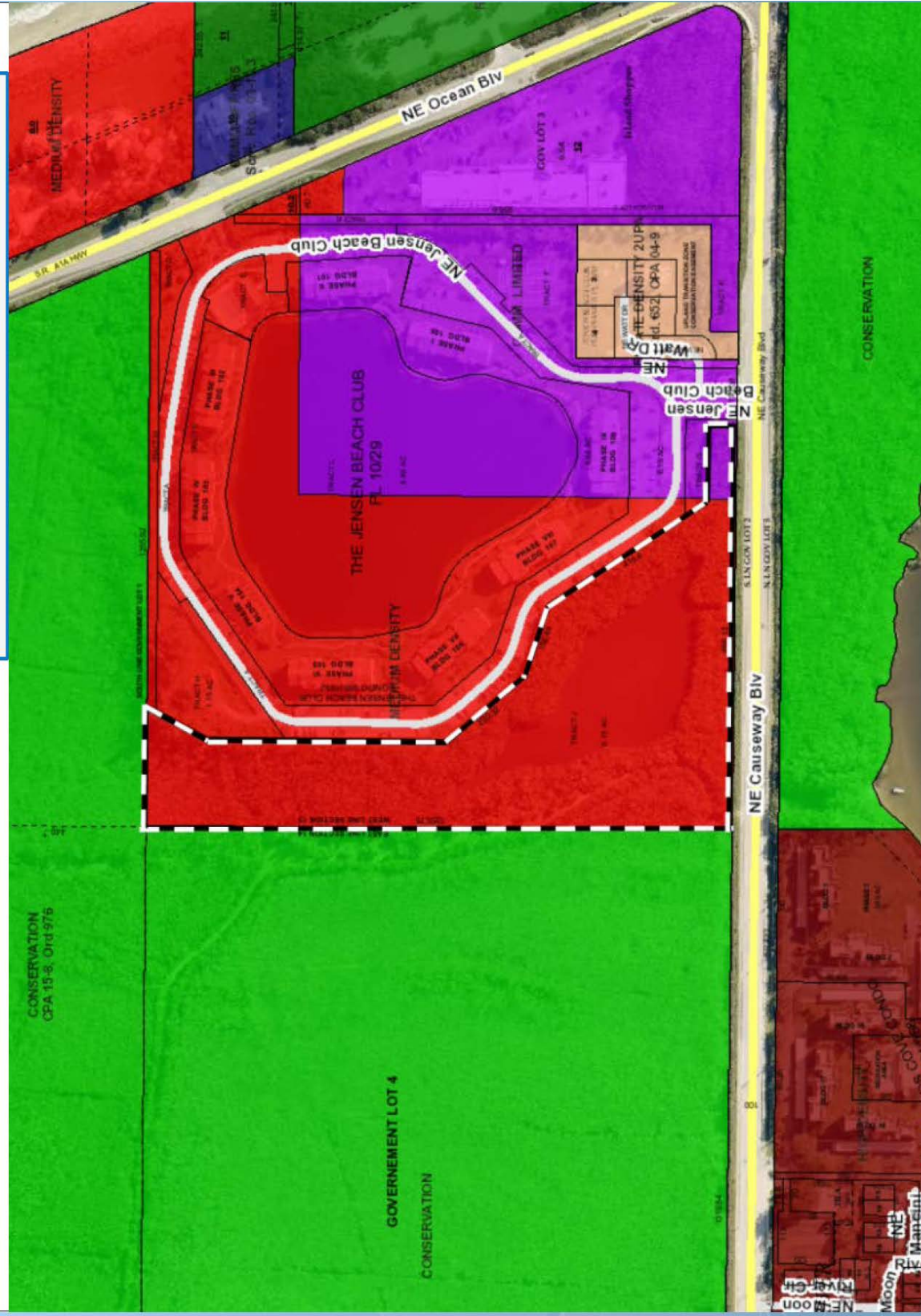


EXHIBIT 2
Jensen Beach Impoundment Extension – Aerial Map



EXHIBIT 3

Jensen Beach Impoundment Extension – Current Future Land Use Map

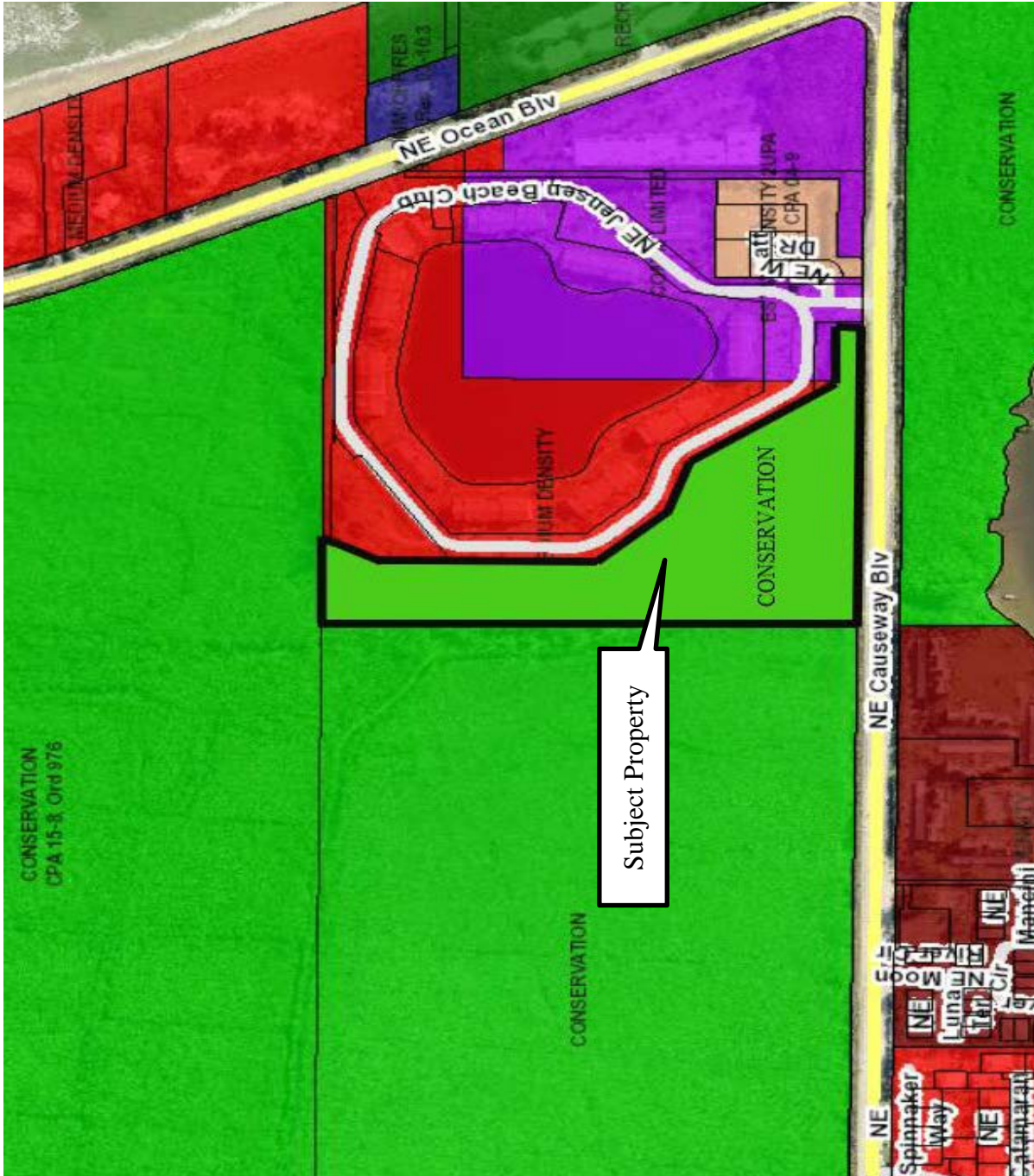


Legend

| | | | | | | | |
|--|---|--|-----------------------------------|--|--------------------------|--|---|
| | Expressway Oriented Transient Commercial Service Center | | Medium Density - up to 8 UPA | | Commercial Waterfront | | Agricultural |
| | Rural Density - up to 0.5 UPA | | High Density - up to 10 UPA | | Recreational | | Agricultural Ranchette |
| | Rural Heritage - up to 0.5 UPA | | Mobile Home Density - up to 8 UPA | | Public Conservation Area | | Major Power Generation Facility |
| | Estate Density - up to 1 UPA | | Commercial General | | General Institutional | | No Data (May Include Incorporated Area) |
| | Estate Density - up to 2 UPA | | Commercial Limited | | Industrial | | |
| | Low Density - up to 5 UPA | | Commercial / Office / Residential | | AgTEC | | |

EXHIBIT 4

Jensen Beach Impoundment Extension – Proposed Future Land Use Map



Subject Property

Legend

| | | |
|---|-----------------------------------|---|
| ◆ Expressway Oriented Transient Commercial Service Center | Medium Density - up to 8 UPA | Agricultural |
| □ Rural Density - up to 0.5 UPA | High Density - up to 10 UPA | Agricultural Ranchette |
| ▨ Rural Heritage - up to 0.5 UPA | Mobile Home Density - up to 8 UPA | Major Power Generation Facility |
| □ Estate Density - up to 1 UPA | Commercial General | No Data (May Include Incorporated Area) |
| □ Estate Density - up to 2 UPA | Commercial Limited | |
| □ Low Density - up to 5 UPA | Commercial / Office / Residential | |
| | | Commercial Waterfront |
| | | Recreational |
| | | Public Conservation Area |
| | | General Institutional |
| | | Industrial |
| | | AgTEC |

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

December 20, 2018

The Honorable Edward V. Ciampi
Chairman, Martin County Board of
County Commissioners
2401 S.E. Monterey Road
Stuart, Florida 34996

Dear Chair Ciampi:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Martin County (Amendment No. 18-07ESR) received on November 20, 2018. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

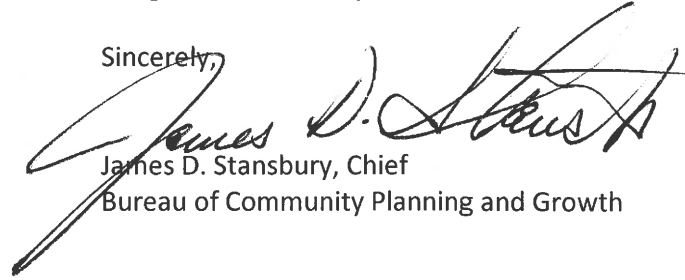
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at ed.zeno-gonzalez@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ez

Enclosure(s): Procedures for Adoption

cc: Nicki van Vonno, Growth Management Department Director, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

From: Nicki vanVonno
Sent: Friday, January 25, 2019 1:18 PM
To: Clyde Dulin
Subject: Fwd: Martin County Comprehensive Plan Amendment No. 18-07ESR

Sent via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

----- Original message -----

From: Stephanie Heidt <sheidt@tcrpc.org>
Date: 1/25/19 10:50 AM (GMT-05:00)
To: "DEO CPA Reports (DCPexternalagencycomments@deo.myflorida.com)"
<DCPexternalagencycomments@deo.myflorida.com>, Nicki vanVonno <nikkiv@martin.fl.us>
Cc: "Eubanks, Ray" <Ray.Eubanks@deo.myflorida.com>, "Kelly Corvin
(Kelly.corvin@deo.myflorida.com)" <Kelly.corvin@deo.myflorida.com>
Subject: Martin County Comprehensive Plan Amendment No. 18-07ESR

Council has reviewed the above-referenced amendments in accordance with the requirements of Chapter 163, Florida Statutes. A copy of the report approved by Council at its regular meeting on January 18, 2019 is attached.

Please send one copy of all materials related to these amendments directly to our office once they are adopted by your governing body.

If you have any questions, please feel free to contact me.

Stephanie Heidt, AICP
Economic Development and
Intergovernmental Programs Director
Treasure Coast Regional Planning Council
772.221.4060 Office
772.475.3863 Cell
sheidt@tcrpc.org

From: Nicki vanVonno
Sent: Monday, December 17, 2018 1:32 PM
To: Clyde Dulin
Subject: FW: Martin County 18-7ESR Proposed

Nicki van Vonno, AICP
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Plan_Review [mailto:Plan.Review@dep.state.fl.us]
Sent: Monday, December 17, 2018 12:26 PM
To: Nicki vanVonno; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Martin County 18-7ESR Proposed

To: Nicki van Vonno, Director

Re: Martin County 18-7ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@floridadep.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

Nicki van Vonno, AICP
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Oblaczynski, Deborah [mailto:doblaczy@sfwmd.gov]
Sent: Thursday, December 13, 2018 8:35 AM
To: Don Donaldson
Cc: Corvin, Kelly D.; Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com); tlanahan@tcrpc.org; tlanahan@tcrpc.org; Stephanie Heidt (sheidt@tcrpc.org); Nicki van Vonno
Subject: Martin County, DEO #18-7ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Donaldson:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Martin County (County). The amendment changes the land use designation on 10.13 acres from Medium Density to Public Conservation. The proposed changes do not appear to adversely impact the water resources within the South Florida Water Management District; therefore, the District has no comments on the proposed amendment package.

The District offers its technical assistance to the County in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2544 or email: doblaczy@sfwmd.gov

Clyde Dulin, AICP
Comprehensive Planning/Site Compliance Administrator
Growth Management Department
Martin County Board of County Commissioners
(772) 221-2327 (o)

From: Hymowitz, Larry [mailto:Larry.Hymowitz@dot.state.fl.us]
Sent: Tuesday, December 11, 2018 10:16 AM
To: 'DCPexternalagencycomments'; Nicki vanVonno
Cc: Bush, Lois; Fasiska, Christine; Joan Seaman; Clyde Dulin; Zeno-Gonzalez, Ed
Subject: Martin County 18-7ESR - FDOT District Four Review

I am writing to advise you that the Department will not be issuing comments for the proposed Martin County comprehensive plan amendment with DEO reference number 18-7ESR.

The Department requests an electronic copy in Portable Document Format (PDF), of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.

Larry Hymowitz
Planning Specialist – Policy Planning & Growth Management
Planning & Environmental Management - FDOT District Four
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Phone: (954) 777-4663; Fax: (954) 677-7892
larry.hymowitz@dot.state.fl.us

Nicki van Vonno, AICP
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Hight, Jason [mailto:Jason.Hight@MyFWC.com]
Sent: Thursday, November 29, 2018 2:41 PM
To: Nicki vanVonno; DCPexternalagencycomments@deo.myflorida.com
Cc: Raininger, Christine; Wallace, Traci
Subject: Martin County 18-7ESR (CPA 18-15, JB Impoundment Extension)

Ms. van Vonno:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer for this amendment.

If you need any further assistance, please do not hesitate to contact our office by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Christine Raininger at (561) 882-5811 or by email at Christine.Raininger@MyFWC.com.

Sincerely,

Jason Hight
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 228-2055

Martin County 18-7ESR_37714_112918