



BOARD OF COUNTY COMMISSIONERS

DRAFT AGENDA

7/22/24 9:00 AM

**BOCC MEETING AGENDA
COMMISSION CHAMBERS**

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

*Harold E. Jenkins II, Chairman
Stacey Hetherington, Vice Chair
Doug Smith
Sarah Heard
Edward V. Ciampi*

*Don G. Donaldson, P.E., County Administrator
Sarah W. Woods, County Attorney
Carolyn Timmann, Clerk of the Circuit Court and
Comptroller*

This Agenda includes the FY2024/2025 Budget Workshop

PRESETS

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

CALL TO ORDER

1. INVOCATION ~ Moment of Silence
2. PLEDGE OF ALLEGIANCE
3. ADDITIONAL ITEMS
4. APPROVAL OF AGENDA

COMMENTS

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

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR MR. DENNIS CIAGLO (C172-002)

This is a request by Creech Land Use & Zoning on behalf of Mr. Dennis Ciaglo for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 2.04-acre undeveloped site from A-2 (Agricultural) to RE-2A (Rural Estate). The site is located on the south side of SW Citrus Boulevard, approximately 0.8 miles northeast of the intersection of SW Citrus Boulevard and SW Hemingway Terrace, in western Palm City. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 24-1116

Attachments: [2024 0701 C172-002 Staff Report Final](#)
[2024 0722 C172-002 Draft Resolution](#)
[2024 0701 C172-002 Application Materials](#)
[2024 0701 C172-002 Disclosure of Interest Affidavit](#)
[2024 0703 C172-002 LAD Tearsheet](#)
[2024 0701 C172-002 Sample Letter to Surrounding Prop Owners](#)
[2024 0620 C172-002 Sign Posting Affidavit](#)
[2024 0722 C172-002 Draft Reso to Deny Staff Presentation](#)

WORKSHOP

WORK-1 BOARD OF COUNTY COMMISSIONERS FISCAL YEAR 2024/2025 BUDGET WORKSHOP

The Budget Workshop is scheduled for Monday, July 22 and if necessary, Tuesday, July 23. The purpose of the workshop is to establish the tentative millage. The tentative millage will be set at the end of the day, unless the meeting continues into Tuesday, July 23.

Agenda Item: 24-0964

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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



Agenda Item Summary

Quasi-Judicial

File ID: 24-1116

PHQJ-1

Meeting Date: 7/22/2024

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR MR. DENNIS CIAGLO (C172-002)

EXECUTIVE SUMMARY:

This is a request by Creech Land Use & Zoning on behalf of Mr. Dennis Ciaglo for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 2.04-acre undeveloped site from A-2 (Agricultural) to RE-2A (Rural Estate). The site is located on the south side of SW Citrus Boulevard, approximately 0.8 miles northeast of the intersection of SW Citrus Boulevard and SW Hemingway Terrace, in western Palm City. Included is a request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** John Sinnott
Title: Senior Planner

REQUESTED BY: Creech Land Use & Zoning, P.A., Audra Creech

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

The site is currently zoned A-2, Agricultural District, with a Future Land Use (FLU) designation of Rural Density. The A-2, Agricultural District, is a Category "C" district that is not consistent with the Rural Density FLU assigned to the area. As such, this application is being processed as a mandatory rezoning to a Category "A" district which implements the policies for the Rural Density FLU designation.

The RE-2A, Rural Estate District is the only standard Category "A" zoning district available to implement the Rural Density land use policies of the CGMP. In addition to the standard zoning district, the PUD (Planned Unit Development) District is also available. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County. The applicant is proposing to rezone the property to the RE-2A, Rural Estate District.

This item has been scheduled for consideration by the Local Planning Agency on July 18, 2024, and the recommendation will be provided to the Board of County Commissioners.

The following supporting documents are attached:

- Staff Report
- Draft Resolution to Approve Rezoning
- Application Materials
- Disclosure of Interest Affidavit
- Legal Ad Tearsheet
- Sample Letter to Surrounding Property Owners
- Sign Posting Affidavit
- Draft Resolution to Deny
- Staff Presentation

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt a Resolution amending the Martin County Zoning Atlas to change the zoning district designation on the subject site from A-2, Agricultural District to RE-2A, Rural Estate District.

ALTERNATIVE RECOMMENDATIONS

Direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$1,000.00 application fee and the \$290.00 completeness fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- Budget Transfer / Amendment Chair Letter Contract / Agreement

Grant / Application

Notice

Ordinance

Resolution

Other:

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



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

MR. DENNIS CIAGLO REZONING

Applicant/Property Owner:	Mr. Dennis Ciaglo
Agent for the Applicant:	Creech Land Use & Zoning, P.A., Audra Creech
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	C172-002
Record Number:	DEV2024060006
Report Number:	2024_0702_C172-002_Staff_Report_Final
Application Received:	06/19/2024
Transmitted:	06/25/2024
Date of Report:	07/02/2024
LPA Meeting:	07/18/2024
BOCC Meeting:	07/22/2024

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

B. Project description and analysis

This is a request by Creech Land Use & Zoning, P.A., on behalf of Mr. Dennis Ciaglo for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 2.04-acre undeveloped site from A-2 (Agricultural) to RE-2A (Rural Estate). The site is located on the south side of SW Citrus Boulevard, approximately 0.8 miles northeast of the intersection of SW Citrus Boulevard and SW Hemingway Terrace, in western Palm City. Included is a request for a Certificate of Public Facilities Exemption.

The site is currently zoned A-2, Agricultural District, with a Future Land Use (FLU) designation of Rural Density. The A-2, Agricultural District, is a Category “C” district that is not consistent with the Rural Density FLU assigned to the area; therefore, this request to rezone is considered mandatory.

The Rural Density FLU designation recognizes the need to concentrate urban development on lands closer to the urban core where intensive facilities and services can be provided cost-effectively. This policy also provides reasonable development options to landowners whose property is on the fringe of secondary urban development in sparsely developed rural or rural suburban areas.

The RE-2A, Rural Estate District, is the only standard Category “A” zoning district available to implement the Rural Density land use policies of the Comprehensive Growth Management Plan (CGMP). In addition to the standard zoning district, the PUD (Planned Unit Development) District is also available as an option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County. The applicant is proposing to rezone to the RE-2A, Rural Estate District.

The following tables contain the permitted uses and development standards for the RE-2A Category “A” district.

Table 1: Permitted Uses

Category “A” Residential District (Excerpted from LDR, Art. 3, Div. 2, Sec. 3.11, Table 3.11.1)

USE CATEGORY	RE-2A
<i>Residential Uses</i>	
Accessory dwelling units	
Apartment hotels	
Mobile homes	
Modular homes	P
Multifamily dwellings	
Single-family detached dwellings	P
Single-family detached dwellings, if established prior to the effective date of this ordinance	
Townhouse dwellings	
Duplex dwellings	
Zero lot line single-family dwellings	
<i>Agricultural Uses</i>	
Agricultural processing, indoor	
Agricultural processing, outdoor	
Agricultural veterinary medical services	P

Aquaculture	
Crop farms	P
Dairies	
Exotic wildlife sanctuaries	P
Farmer's markets	
Feed lots	
Fishing and hunting camps	
Orchards and groves	P
Plant nurseries and landscape services	P
Ranches	
Silviculture	P
Stables, commercial	P
Storage of agricultural equipment, supplies and produce	
Wildlife rehabilitation facilities	
<i>Public and Institutional Uses</i>	
Administrative services, not-for-profit	
Cemeteries, crematory operations and columbaria	
Community centers	P
Correctional facilities	
Cultural or civic uses	
Dredge spoil facilities	
Educational institutions	
Electrical generating plants	
Fairgrounds	
Halfway houses	
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance	
Hospitals	
Neighborhood assisted residences with six (6) or fewer residents	P
Neighborhood boat launches	
Nonsecure residential drug and alcohol rehabilitation and treatment facilities	
Nonsecure residential drug and alcohol rehabilitation and	

treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance	
Places of worship	P
Post offices	
Protective and emergency services	P
Public libraries	
Public parks and recreation areas, active	P
Public parks and recreation areas, passive	P
Public vehicle storage and maintenance	
Recycling drop-off centers	P
Residential care facilities	
Solid waste disposal areas	
Utilities	P
<i>Commercial and Business Uses</i>	
Adult business	
Ancillary retail use	
Bed and breakfast inns	P
Business and professional offices	
Campgrounds	
Commercial amusements, indoor	
Commercial amusements, outdoor	
Commercial day care	P
Construction industry trades	
Construction sales and services	
Family day care	P
Financial institutions	
Flea markets	
Funeral homes	
General retail sales and services	
Golf courses	P
Golf driving ranges	
Hotels, motels, resorts and spas	
Kennels, commercial	

Limited retail sales and services	
Marinas, commercial	
Marine education and research	
Medical services	
Pain management clinics	
Parking lots and garages	
Recreational vehicle parks	
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	
Residential storage facilities	
Restaurants, convenience, with drive-through facilities	
Restaurants, convenience, without drive-through facilities	
Restaurants, general	
Shooting ranges	
Shooting ranges, indoor	
Shooting ranges, outdoor	
Trades and skilled services	
Vehicular sales and service	
Vehicular service and maintenance	
Veterinary medical services	
Wholesale trades and services	
<i>Transportation, Communication and Utilities Uses</i>	
Airstrips	P
Airports, general aviation	
Truck stop/travel center	
<i>Industrial Uses</i>	
Biofuel facility	
Composting, where such use was approved or lawfully established prior to March 1, 2003	
Extensive impact industries	
Limited impact industries	
Mining	
Salvage yards	

Yard trash processing	
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002	

The following table identifies minimum development standards in the current and available zoning districts.

**Table 2: Development Standards
(Excerpt from LDR, Table 3.12.1)**

Category	Zoning District	Min. Lot Area	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max Building Coverage (%)	Max. Height (ft)/(Stories)	Min. Open Space (%)	Other Req. (footnote)
A	RE-2A	2 acres	175	0.50	--	--	30	50	--

**Table 3: Structure Setbacks
(Excerpt from LDR, Table 3.12.2)**

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	RE-2A	30	30	30	30	30	30	30	30	30	30	30	30

Standards for Amendments to the Zoning Atlas

The Comprehensive Growth Management Plan (CGMP) states in Chapter 4, Section 4.4: “Goal 4.4 To eliminate or reduce uses of land that are inconsistent with community character or desired future land uses.” And, in Objective 4.4A. “To eliminate inconsistencies between the FLUM and the zoning maps and regulations.” Mandatory rezonings aim to apply a Category A zoning district that is consistent with the existing Future Land Use.

The Martin County Land Development Regulations (LDR), Article 3, Section 3.2 E.1. provide the following “Standards for amendments to the Zoning Atlas.”

The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development

Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan;

The subject property is designated Rural Density on the Future Land Use Map (FLUM) of the CGMP. The zoning implementation policies and requirements contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code identify one (1) standard zoning district to implement the Rural Density future land use classification: the RE-2A district.

In addition to the standard zoning district, the PUD (Planned Unit Development) District is also available. The PUD District offers more design flexibility to applicants for proposed projects in exchange for additional benefits provided to the public and more controls by the County, which is considered concurrently with a proposed site plan. The choice of the most appropriate district for the subject property is a policy decision by the Local Planning Agency (LPA) and the Board of County Commissioners (BOCC).

Policy 4.13A.5(1) of Chapter 4, Future Land Use Element, of the CGMP addresses the Rural Density land use designation:

Rural density (one unit per two acres) Rural lands shall be developed at a density of no more than one dwelling unit per two gross acres. This density recognizes the need to concentrate urban development on lands closer to the urban core where intensive facilities and services can be provided cost-effectively. This policy also provides reasonable development options to landowners whose property is on the fringe of secondary urban development in sparsely developed rural or rural suburban areas.

All Rural development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists

of open space. Golf courses should be encouraged to retain and preserve native vegetation over 30 percent of the total upland area of the course due to their characteristically high water and nutrient loads. Golf courses may be used in calculating open space as long as 30 percent of the residential area consists of open space. This section shall not apply to construction of a single-family home on a lot of record.

Zoning regulations shall provide standards for these areas designed to ensure that development is compatible with the need to preserve their rural character. These standards shall reflect the high value placed on open space, need to preserve wetland areas, function and value of recharge areas, and need to minimize changes in natural hydrology. Standards governing agricultural land conversion in Policy 4.13A.1.(2) shall also be used as criteria in evaluating future plan amendment requests in areas designated for Rural development.

One accessory dwelling unit shall be allowed on Rural density lots of at least two acres as follows:

- (a) An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.*
- (b) It shall not count as a separate unit for the purpose of density calculations.*
- (c) Neither the accessory dwelling unit nor the land it occupies shall be sold separate from the primary dwelling unit.*
- (d) Accessory dwelling units shall not be approved until Martin County adopts amendments to the Land Development Regulations that implement this policy.*

This application requests a rezoning of the property to the RE-2A zoning district, the sole Category “A” zoning district created specifically to implement the CGMP policies for land designated Rural Density on the FLUM. The granting of a zoning change to the RE-2A, Rural Estate District, by the County will be consistent with the policies set forth in the CGMP.

b. Whether the proposed amendment is consistent with all applicable provisions of the LDR;

The zoning implementation policies and requirements contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code identify one (1) standard zoning district to implement the Rural Density future land use classification: the RE-2A district. Therefore, rezoning the subject property to the RE-2A district is consistent with the Land Development Regulations.

With respect to the other Land Development Regulation requirements related to roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be assessed until a specific plan has been selected for the property and an application is submitted to the County. The granting of a zoning change by the County does not exempt the applicant from any of the County’s Land Development Regulations. The applicant must demonstrate full compliance with all regulations prior to any Development Order approval action taken by the County.

c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use;

As shown in the figures contained in Section E below, the subject site fronts SW Citrus Boulevard while the St. Lucie Canal abuts the southern site boundary. The abutting property to the west has the A-2 zoning designation. The properties to the north of SW Citrus Boulevard and to the south of the St. Lucie Canal also have the A-2 zoning designation. The abutting property to the east of the site has the RE-2A zoning designation. The west and east-abutting properties have the Rural Density FLU designation. The properties to the north of SW Citrus Boulevard and to the south of the St. Lucie Canal have the Agricultural FLU designation.

The FPL Fawn Solar Energy site is located to the north of the subject site across SW Citrus Boulevard. Water management projects are also located in the areas to the north of SW Citrus Boulevard. Rural residences on approximately 5-acre to 20-acre lots are present to the south of the subject site across the St. Lucie Canal.

The subject site lies within a contiguous area of Rural Density FLU designation lying south of SW Citrus Boulevard and north of the St. Lucie Canal which extends from the Indiantown municipal boundary to the vicinity of SW Tangerine Court. This area is characterized by single-family detached residential dwellings on approximately 2-acre to 2.5-acre lots, agricultural uses, and several large tracts of undeveloped land. The proposed RE-2A zoning district is compatible with the rural character of development in this area of the SW Citrus Boulevard corridor.

d. Whether and to what extent there are documented changed conditions in the area;

Development in the area is currently characterized by agricultural, residential, solar energy facility, and water management uses. Based on historical aerial imagery, the area was predominantly agricultural from at least as early as the mid-1960s through the mid-2010s. Rural residences have been present to the south of the subject site across the St. Lucie Canal since the mid-1980s. The FPL solar facility and water management projects to the north of SW Citrus Boulevard have been developed within the previous 10 years.

The properties directly abutting the subject site to the east and west are currently undeveloped. However, the Hemingway Estates single-family residential subdivision is present along SW Citrus Boulevard approximately 0.8 miles to the southwest of the subject site. This subdivision was platted in 2007.

Any development proposed on the property in conformance with the Rural Density future land use designation and RE-2A zoning district will be required to meet the County development standards. Therefore, the proposed RE-2A zoning is compatible with the existing historical uses and the current

contemporaneous development pattern and is appropriate for this property.

e. Whether and to what extent the proposed amendment would result in demands on public facilities;

The property is located outside the Primary Urban Services District. As such, the full range of urban services at service levels established by the CGMP is not available for the property. The property fronts an open road, SW Citrus Boulevard. The current zoning, A-2, permits single family residences. The request to rezone does not increase the maximum density allowed by the Rural Density FLU designation; therefore, the rezoning to RE-2A does not increase the demands on Public Facilities.

f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources;

The proposed amendment to the zoning atlas is consistent with the Rural Density FLU designation assigned to the property. The permitted uses and Land Development regulations pertaining to the RE-2A zoning district are well suited for the area and will conserve the value and development pattern that is well established.

g. Consideration of the facts presented at the public hearings.

The subject application requires a public hearing before the Local Planning Agency, who will make a recommendation on the request; and, before the Board of County Commissioners, who will take final action on the request. The two hearings will provide the public an opportunity to participate in the review and decision-making process.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	John Sinnott	320-3047	Comply
G	Development Review	John Sinnott	320-3047	Comply
H	County Attorney	Elysse Elder	288-5925	Review Ongoing
I	Adequate Public Facilities	John Sinnott	320-3047	Exempt

Staff has reviewed this petition for a rezoning of property to the appropriate zoning district designation, has determined that the petition has been submitted and reviewed consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. Staff recommends approval of this rezoning petition.

D. Review Board action

This application is classified as an amendment to the official zoning map. Pursuant to Section 10.3.B., Land Development Regulations (LDR), Martin County, Fla., a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation for the Board’s consideration. And, pursuant to Section 10.5.F., LDR, Martin County, Fla., final action on this request for an amendment to the official zoning map is required by the Board of County Commissioners (BOCC) at a public hearing.

E. Location and site information

Parcel number: 31-39-40-000-000-00022-0

Existing Zoning: A-2

Future Land use: Rural Density

Gross area of site: 2.04 acres

**Figure I:
Location Map**



**Figure II:
Zoning Map**



Property to the East: RE-2A
Property to the North: SW Citrus Boulevard, A-2
Property to the West: A-2
Property to the South: St. Lucie Canal, A-2

**Figure III:
Future Land Use Map**



Property to the East: Rural Density
Property to the North: SW Citrus Boulevard, Agricultural
Property to the West: Rural Density
Property to the South: St. Lucie Canal, Agricultural

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

Findings of Compliance:

The application proposes rezoning to a standard zoning district defined in the Land Development Regulations for the purpose of implementing the Comprehensive Growth Management Plan (CGMP) for lands designated Rural Density on the Future Land Use Map of the CGMP Martin County, FLA, LDR §3.10.

Policy 4.4A.1. Rezoning. Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations by the following means:

- (1) Parcels being considered for amendment to the Future land use designation shall be concurrently evaluated for rezoning to the most appropriate zoning district in the most recently adopted Land Development Regulations.
- (2) Property owners seeking master or final site plan approval shall be required to rezone to the most appropriate zoning district in the most recently adopted Land Development Regulations.

[Martin County, Fla, CGMP, Chapter 4, Goal 4.4, Policy 4.4A.1]

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

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

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and, pursuant to the analysis provided in Section B of this report, finds this application in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

Additional Information:

Information #1:

Notice Of A Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium unit within the notice area. MARTIN COUNTY, FLA., LDR, § 10.6.E.1.

Information #2:

Newspaper advertisement.

Notice(s) of public hearings regarding development applications shall be published by the County at least 14 days prior to the date of the public hearing in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application MARTIN COUNTY, FLA., LDR §10.6.D.

Information #3:

Public Hearings

Based upon the staff findings of compliance, this application will be scheduled for the next LPA meeting and following that hearing will be scheduled for the next BCC meeting dependent upon the County's scheduling policy.

H. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

I. Determination of compliance with the adequate public facilities requirements - responsible departments.

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development

J. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the fees required. Approval of the development order is conditioned upon the applicant's submittal of all required fees to the Growth Management Department (GMD), within sixty (60) days of the final action granting approval.

Item	Description	Requirement
1.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to <u>Martin County Board of County Commissioners</u> and sent or delivered to the Growth Management Department at 2401 SE Monterey Rd., Stuart, FL 34996

Item	Description	Requirement
2.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the <u>Martin County Clerk of Court</u> and sent or delivered to the Growth Management Department at 2401 SE Monterey Rd., Stuart, FL 34996.

K. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits associated with amendments to the County Zoning Atlas.

L. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$1,000.00	\$1,000.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

M. General application information

Applicant/Owner: Dennis Ciaglo
 11920 SW Parson Brown Court
 Palm City, FL 34990

Agent: Creech Land Use & Zoning, P.A.
 429 SW Camden Avenue
 Stuart, FL 34994
 Audra Creech, Esq.
 772-342-1960
audra@creech.consulting

N. Acronyms

ADA.....	Americans with Disability Act
AHJ.....	Authority Having Jurisdiction
ARDP.....	Active Residential Development Preference
BCC.....	Board of County Commissioners
CGMP.....	Comprehensive Growth Management Plan
CIE.....	Capital Improvements Element
CIP.....	Capital Improvements Plan
FACBC.....	Florida Accessibility Code for Building Construction
FDEP.....	Florida Department of Environmental Protection
FDOT.....	Florida Department of Transportation
LDR.....	Land Development Regulations
LPA.....	Local Planning Agency
MCC.....	Martin County Code
MCHD.....	Martin County Health Department
NFPA.....	National Fire Protection Association
SFWMD.....	South Florida Water Management District
W/WWSA....	Water/Waste Water Service Agreement

O. Attachments

N/A

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

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

RESOLUTION NUMBER 24-

**[REGARDING A CHANGE IN ZONING CLASSIFICATION FROM A-2,
AGRICULTURAL DISTRICT TO RE-2A, RURAL ESTATE DISTRICT FOR MR.
DENNIS CIAGLO WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

WHEREAS, this Board has made the following determinations of fact:

1. Mr. Dennis Ciaglo submitted an application for approval for a change in zoning district classification from the current A-2, Agricultural District, to RE-2A, Rural Estate District, for the property described in Exhibit A, attached.
2. The Local Planning Agency (LPA) considered the application at a properly noticed public hearing on July 18, 2024. The LPA's recommendations were forwarded to the Board of County Commissioners (Board) for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice, this Board considered approval at a public hearing on the application on July 22, 2024.
5. At the public hearings, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

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

- A. The zoning district classification of the property described in Exhibit A is hereby changed from A-2, Agricultural District, to RE-2A, Rural Estate District.
- B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the property described in Exhibit A is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.

D. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 22ND DAY OF JULY, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CHAIRMAN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit A

Legal Description

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING A PART OF THOSE LANDS DESCRIBED IN O.R. BOOK 3215, PAGE 1116 AND ALSO IN O.R. BOOK 382, PAGE 456 RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 210.00 FEET OF PARCEL DESCRIBED IN SAID O.R. BOOK 3215, PAGE 1116, AS FOLLOWS: FOR A POINT OF COMMENCEMENT AND POINT OF BEGINNING START AT THE INTERSECTION OF THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE $N00^{\circ}20'13''E$ ALONG SAID WEST LINE OF SECTION 31, 374.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD #726 (CITRUS BOULEVARD), SAID POINT BEING NON-TANGENT TO A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2914.79 FEET; THENCE DEPARTING SAID LINE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $20^{\circ}16'44''$, A CHORD BEARING OF $N74^{\circ}39'40''E$, A CHORD DISTANCE OF 1026.27 FEET, AND AN ARC DISTANCE OF 1031.64 FEET; THENCE $N64^{\circ}31'18''E$ ALONG SAID STATE ROAD #726 SOUTHERLY RIGHT OF WAY LINE, A DISTANCE 2524.82 FEET; THENCE $S00^{\circ}21'59''W$ A DISTANCE OF 432.29 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE $S68^{\circ}18'13''W$ ALONG SAID NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY A DISTANCE OF 3517.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 89,035 SQUARE FEET (2.04 ACRES), MORE OR LESS

PCN: 31-39-40-000-000-00022-0



Martin County, Florida
 Growth Management Department
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: C172-002 - Dennis Ciaglo Rezoning

Brief Project Description:

This is a Mandatory Rezoning from the Category "C" A-2 Zoning to Category "A" RE2A zoning. The Owner of the Subject Property wishes to build a single-family home and has submitted a building permit. However, the current Category "C", A-2 zoning must be changed to a Category "A" RE2A zoning before he can receive a Building Permit.

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** August 31, 2022

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: N/A

Previous Project Name if applicable: N/A

Parcel Control Number(s)

31-39-40-000-000-00022-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Dennis Ciaglo

Company Representative: Mark Kettering & Dennis Ciaglo

Address: 15515 SE Citrus Boulevard & 11920 SW Parson Brown Court

City: Palm City, **State:** FL **Zip:** 34990

Phone: (772) 220-9155 & (954) 914-6877 **Email:** floridaicfsystems@yahoo.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Dennis Ciaglo
Company Representative: Mark Kettering & Dennis Ciaglo
Address: 15515 SE Citrus Boulevard & 11920 SW Parson Brown Court
City: Palm City, State: FL Zip: 34990
Phone: (772) 220-9155 & (954) 914-6877 Email: floridaicfsystems@yahoo.com

Agent (Name or Company): Creech Land Use & Zoning, P.A.
Company Representative: Audra R. Creech, Esq.
Address: 429 SW Camden Avenue
City: Stuart, State: FL Zip: 34994
Phone: (772) 342-1960 Email: audra@creech.consulting

Contract Purchaser (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Land Planner (Name or Company): _____
Company Representative: Dennis M. Ciaglo
Address: 11920 SW Parson Brown Court
City: Palm City, State: FL Zip: 34990
Phone: 561-772-7769 Email: floridaicfsystems@yahoo.com

Landscape Architect (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Surveyor (Name or Company): Christian Fenex and Associates, LLC
Company Representative: Christian Fenex, P.S.M.
Address: 3401 72nd Avenue
City: Palm City, State: FL Zip: 34990
Phone: (772) 283-2977 Email: surveysbyfenex@gmail.com

Civil Engineer (Name or Company): Creech Consulting, Inc.
Company Representative: Richard T. Creech, P.E. & P.S.M
Address: 429 SW Camden Avenue
City: Stuart, State: FL Zip: 34994
Phone: 772-485-2140 Email: rtcreech@creech.consulting

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Architect (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Attorney (Name or Company): Creech Land Use & Zoning, P.A.
Company Representative: Audra R. Creech, Esq.
Address: 429 SW Camden Avenue
City: Stuart, State: FL Zip: 34994
Phone: (772) 342-1960 Email: audra@creech.consulting

Environmental Planner (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Other Professional (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

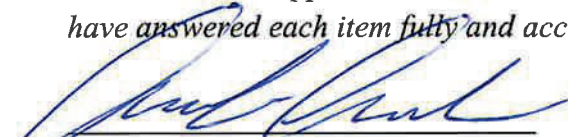
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

06/21/2024
Date

Andrea R. Creech, Esq.
Printed Name

STATE OF FLORIDA

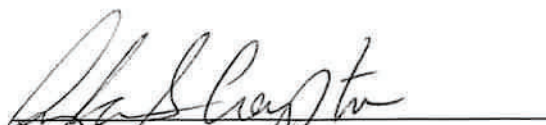
COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 21 day of June, 2024 by Andrea R Creech, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996
 772-288-5495 www.martin.fl.us

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

Digital Submittal Affidavit

I, Audra R. Creech, Esq., attest that the electronic version included for the project Dennis Ciaglo Rezoning is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


 Applicant Signature

06/21/2024
 Date

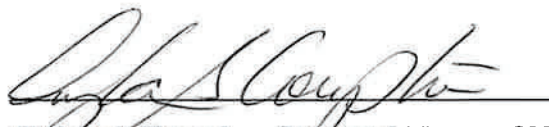
STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 21 day of June, 20 24 by Audra R Creech, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida





(Printed, Typed or Stamped Name of Notary Public)



June 19, 2024

NARRATIVE FOR ZONING CHANGE

Re: Project Name: Dennis Ciaglo Rezoning (The “Application”)

Project Number : C172-002

Parent Parcel Address : 15515 SE Citrus Boulevard

Parent Parcel ID : 31-39-40-000-000-00022-0

I. History, Location and Size of Subject Property

The property at issue in this Application for Zoning Change is a 2.04 +/- acre parcel created by a lot split pursuant to Section 4.911.C.1 of the Martin County Land Development Regulations, the attached Warranty Deed dated March 25, 2024 (ORB 3427, Page 1222) and identified specifically on the enclosed survey by Christian Fenex, P.S.M of Christian Fenex and Associates, LLC dated October 19, 2023 (the “Subject Property”). The current owner of the Subject Property, pursuant to the enclosed Warranty Deed dated March 25, 2024, is Mr. Dennis Ciaglo. Mr. Ciaglo wishes to build one single-family home on the Subject Property and has a pending building permit application with Martin County regarding the proposed single-family home. The Martin County Property Appraisers Office has updated its records regarding the Subject Property, listing the Property Owner as Dennis Ciaglo and the individual Parcel ID Number 31-39-40-000-000-00022-0.

The residual 20 +/- acre parcel with Parcel ID Number 31-39-40-000-000-00021-0, which is also reflected on the enclosed survey by Christian Fenex, P.S.M of Christian Fenex and Associates, LLC dated October 19, 2023, and the enclosed Warranty Deed dated April 12, 2021 (the “Parent Property”), is not the subject of this Application. Aero Assets Management, LLC owns the Parent Property. The sole member of Aero Assets Management, LLC is Mr. Mark Kettering.

The Subject Property, and the Parent Property, are located between the Southerly Right of Way Line of SW Citrus Boulevard, and the St. Lucie Canal, also known as the Okeechobee Water Way, within Section 31, Township 39 South, and Range 40 East of the Palm City area of unincorporated Martin County, Florida.

429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
(772) 342- 1960
www.creechlanduse.com

II. Current Zoning and Future Land Use

The Subject Property has a current land use designation of Rural Density with an allowed density up to 0.5 units per acres. The Subject Property has a current zoning designation of A-2 (Agricultural). The A-2 zoning designation is a Category “C” Zoning designation and is not compatible with the Rural Density Future Land Use Designation. Therefore, pursuant to Section 3.10 of the Martin County Land Development Regulations, this Application is a Mandatory Rezoning to the only zoning Designation that is compliant with the Rural Density Land Use Designation, namely, the RE-2A Zoning District (aka. Rural Estate Density Zoning District).

III. History of Project

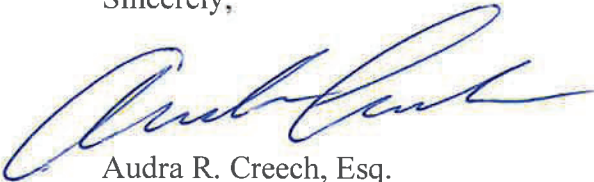
On April 12, 2021, Aero Assets Management, LLC acquired the property that would become the Parent and Subject Properties. On August 31, 2022, Aero Assets Management, LLC attended a Pre-Application Meeting with Martin County regarding the acquired property with the concept of a residential subdivision with air strip. On March 25, 2024, Aero Assets Management, LLC sold Mr. Ciaglo the Subject Property. In late May or Early June 2024, Mr. Ciaglo applied for a Building Permit on the Subject Property. Upon review of the building permit application, Martin County Growth Management noted the need for a Mandatory Rezoning of the Subject Property.

IV. Request for Change in Zoning and Future Land Use & Public Facilities

Our Firm, on behalf of Mr. Ciaglo, the current owner of the Subject Property, submits this application for Mandatory Rezoning of the Subject Property. Our Firm requests that the current Category “C” zoning designation of A-2 be changed to the Category “A” zoning designation of RE-2A. This Application does not include a Reservation of Public Facilities.

Please feel free to contact me if I can answer any questions or provide any further documentation regarding this Application.

Sincerely,



Audra R. Creech, Esq.
Creech Land Use & Zoning, P.A.

429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
(772) 342- 1960
www.creechlanduse.com



June 18, 2024

Mr. Paul Schilling
Director
Growth Management Department
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Re: Dennis Ciaglo Rezoning – Power of Attorney/Owner Authorization
Project Number: C172-002
Parcel Control Numbers: 31-39-40-000-000-00022-0 (the “Property”)

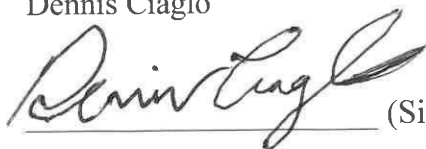
Dear Mr. Schilling,

Please accept this letter to serve as authorization by Dennis Ciaglo (“Owner”), the Owner of the above referenced property (the “Property”), for Audra R. Creech, Esq., of Creech Land Use and Zoning, P.A., to act on the Owner’s behalf as it relates to obtaining a zoning change approval required for improvements to the Property.

Should you have any questions or comments regarding this matter, please do not hesitate to contact my office at (772) 220-9155.

Sincerely,

Dennis Ciaglo



(Signature)

RECEIVED

JUN 19 2024

GROWTH MANAGEMENT
DEPARTMENT

429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
(772) 342-1960
www.Creechlanduse.com

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was [X] sworn to, [] affirmed, or [] acknowledged before me by means of [✓] physical presence or [] online notarization this 10 day of June, 2024, by Dennis Crago, who is [✓] personally known to me, or [] produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Cheryl A. Brown
CHERYL A. BROWN
(Printed, Typed or Stamped Name of Notary Public)

429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
(772) 342- 1960
[www. Creechlanduse.com](http://www.Creechlanduse.com)



Prepared by and return to:

Peter Del Toro
Del Toro Law
514 Colorado Avenue
Stuart, FL 34994
(772) 444-0101
File Number: 1394

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of March, 2024 between Aero Assets Management LLC, a Florida Limited Liability Company whose post office address is 15515 SE Citrus Blvd, Palm City, FL 34990, grantor, and Dennis Ciaglo, a married man whose post office address is 11920 SW Parson Brown Court, Palm City, FL 34990, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING A PART OF THOSE LANDS DESCRIBED IN O.R. BOOK 3215, PAGE 1116 AND ALSO IN O.R. BOOK 382, PAGE 456 RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 210.00 FEET OF PARCEL DESCRIBED IN SAID O.R. BOOK 3215, PAGE 1116, AS FOLLOWS: FOR A POINT OF COMMENCEMENT AND POINT OF BEGINNING START AT THE INTERSECTION OF THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE N00°20'13"E ALONG SAID WEST LINE OF SECTION 31, 374.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD #726 (CITRUS BOULEVARD), SAID POINT BEING NON-TANGENT TO A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2914.79 FEET; THENCE DEPARTING SAID LINE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'44", A CHORD BEARING OF N74°39'40"E, A CHORD DISTANCE OF 1026.27 FEET, AND AN ARC DISTANCE OF 1031.64 FEET; THENCE N64°31'18"E ALONG SAID STATE ROAD #726 SOUTHERLY RIGHT OF WAY LINE, A DISTANCE 2524.82 FEET; THENCE S00°21'59"W A DISTANCE OF 432.29 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE S68°18'13"W ALONG SAID NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY A DISTANCE OF 3517.50 FEET TO THE POINT OF BEGINNING.

Parcel Number: 31-39-40-000-000-00022-0

Subject to taxes for 2024 and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations to be filed as agreed between Grantor and Grantee and of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to .

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Alyssa DeBell
Witness

Alyssa DeBell

Printed Name: _____

P.O. Address: 514 Colorado Avenue
Stuart, Florida 34994

Aero Assets Management LLC, a Florida Limited Liability Company

By: [Signature]

Mark Kettering, Manager

[Signature]
Witness

Printed Name: Janine Garcia

P.O. Address: 514 Colorado Avenue
Stuart, Florida 34994

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of March, 2024 by Mark Kettering, Manager of Aero Assets Management LLC, a Florida limited liability company, on behalf of the company, who is personally known or has produced a driver's license as identification.

[Seal]

Alyssa DeBell
Notary Public

Print Name: Alyssa DeBell

My Commission Expires: _____





June 18, 2024

Mr. Paul Schilling
Director
Growth Management Department
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Re: Dennis Ciaglo Rezoning – Certificate of Non-Transfer
Project Number: C172-002
Parcel Control Numbers: 31-39-40-000-000-00022-0 (the “Property”)

Mr. Schilling,

The Property has not been transferred since the property was deeded to the current property owner.

Thank You,

Audra R. Creech, Esq.

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

429 SW Camden Avenue, Stuart, Fl 34994
audra@creech.consulting
(772) 342- 1960
[www. Creechlanduse.com](http://www.Creechlanduse.com)

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was [X] sworn to, [] affirmed, or [] acknowledged before me by means of [] physical presence or [] online notarization this 21 day of June, 2024, by Audra B Creech, who is [] personally known to me, or [] produced the following type of identification _____.

NOTARY PUBLIC SEAL

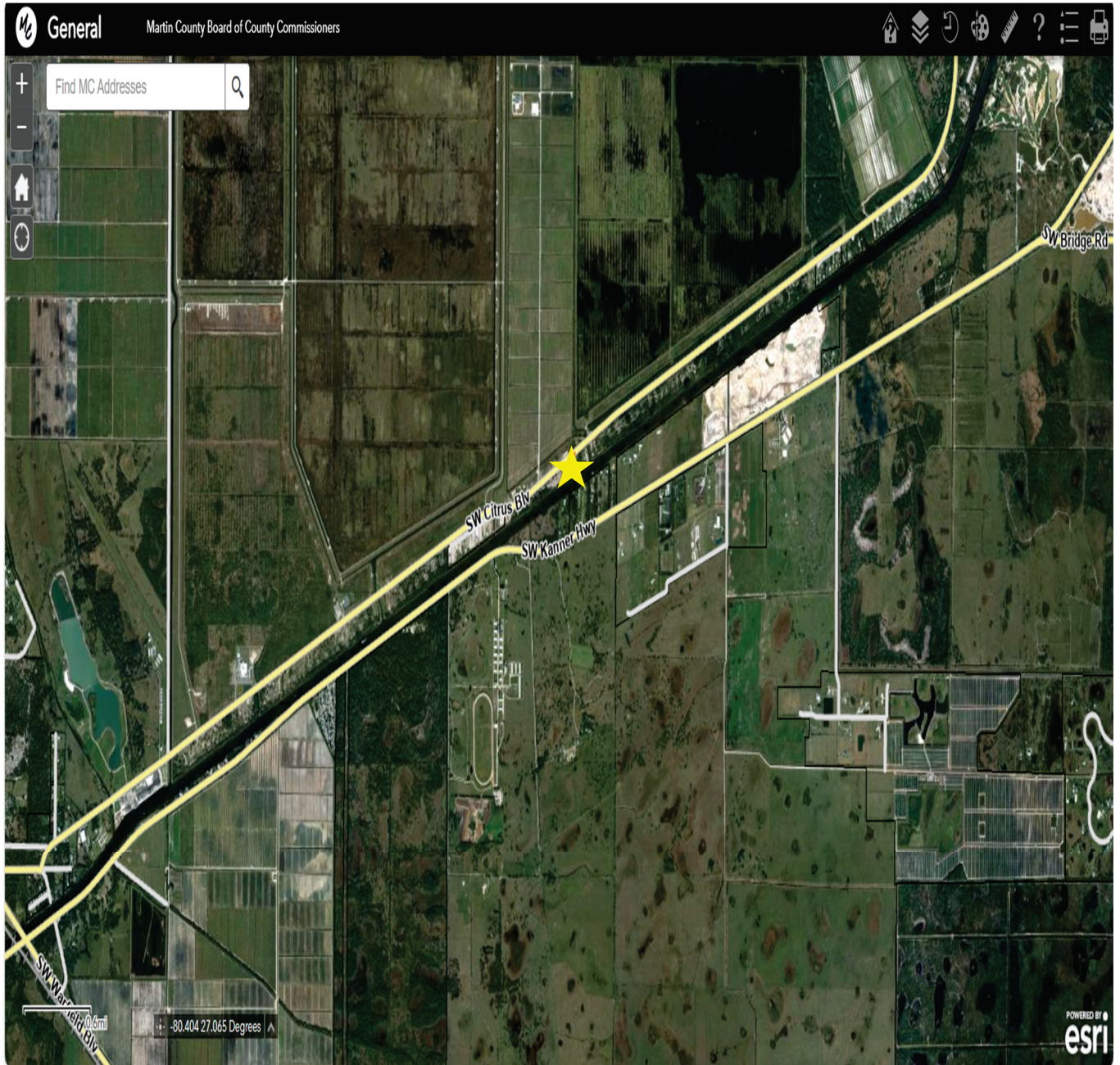
Notary Public, State of Florida



Angela S Compton

(Printed, Typed or Stamped Name of Notary Public)

429 SW Camden Avenue, Stuart, Fl 34994
audra@creech.consulting
(772) 342- 1960
[www. Creechlanduse.com](http://www.Creechlanduse.com)



429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
(772) 342- 1960
[www. Creechlanduse.com](http://www.Creechlanduse.com)

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in Exhibit "A" to this Affidavit is (are) as follows:

Name	Address
DENNIS CIAGLO	11920 SW PARSON BROWN CT. PALM CITY

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
DENNIS CIAGLO	11920 SW. PARSON BROWN CT. PALM CITY FLA	100%

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Dennis Craglo
Signature
DENNIS CRAULO
Print name

STATE OF: Florida

COUNTY OF: Martin

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 10 day of June, 2021, by Dennis Craglo, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Cheryl A. Brown
(Printed, Typed or Stamped Name of
Notary Public) CHERYL A. BROWN

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A"
**(Disclosure of Interest and Affidavit) (Legal
Description)**

DISCLOSURE OF INTEREST AFFIDAVIT

Appendix

Article 10.2.B.3. Article 10, Development Review Procedures; Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

Martin County - Growth Management

N/A

B-9-AII

C172-002 Ciaglo

Advertiser:

Agency:

Section-Page-Zone(s):

Description:

Ad Number: 10304006

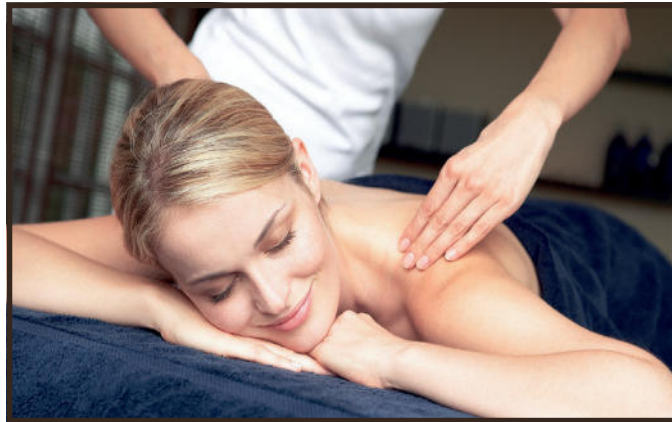
Insertion Number: N/A

Size: 1 Col x 10.43 in

Color Type: N/A

The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK

Wednesday, July 3, 2024



BUY A CAR
ADOPT A PET
BUY A BOAT
HIRE A HANDYMAN
LEARN YOGA
GET A MASSAGE
FIND A BABY-SITTER

Check out the classified ads everyday.



Certified
B
Corporation



Summer in Europe
Last minute departures. Big savings.
Small group adventures
Don't just travel, Explore!
855-244-2386
exploreworldwide.com

Public Notices

BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
NOTICE OF PUBLIC HEARINGS
Subject: Dennis Ciaglo Rezoning (C172-002). This is a request by Mr. Dennis Ciaglo for a proposed amendment to the county zoning classification for an approximately 2.04-acre undeveloped site from A-2 (Agricultural) to RE-2A (Rural Estate). The RE-2A zoning district is consistent with the site's current future land use designation of Rural Density. Included with this application is a request for a Certificate of Public Facilities Exemption.

Location: The subject site is located on the south side of SW Citrus Boulevard, approximately 1.5 miles north-east of the intersection of SW Citrus Boulevard and SW Hemingway Terrace, in western Palm City.

Public hearing: **LOCAL PLANNING AGENCY (LPA)**
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, July 18, 2024.

Public hearing: **BOARD OF COUNTY COMMISSIONERS (BCC)**
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Monday, July 22, 2024.

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three business days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County

Public Notices

website www.martin.fl.us. Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who 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.

For further information, including copies of the original application documents or agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to John Sinnott, Senior Planner, jsinnott@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. THIS NOTICE DATED THIS 19TH DAY OF JUNE 2024.
Pub: July 3, 2024.
CN10304006

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CASE NO. 2023CA002550
MIDFIRST BANK Plaintiff,
v.

MELISSA ALVAREZ IZZO A/K/A MELISSA JOY ALVAREZ IZZO; UNKNOWN SPOUSE OF MELISSA ALVAREZ IZZO A/K/A MELISSA JOY ALVAREZ IZZO; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.
NOTICE OF SALE

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 29, 2024, in this cause, in the Circuit Court of St. Lucie County, Florida, the office of Michelle R. Miller, Clerk of the Circuit Court, shall sell the property situated in St. Lucie County, Florida, described as: LOT 21, BLOCK 282, PORT ST. LUCIE SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 53, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, a/k/a 150 SE DUVAL AVE, PORT SAINT LUCIE, FL 34983-2602, at public sale, to the highest and best bidder, for cash, <https://stlucieclerk.com/auctions>, on July 30, 2024 beginning at 08:00 AM.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated at St. Petersburg, Florida this 13th day of June, 2024.
EXL Legal, PLLC
Designated Email Address: efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716

Public Notices

Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel Lopez Rivera
FL Bar: 1015906

If you are a person with a disability who needs an accommodation to participate in a court proceeding or access to a court facility, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 250 NW Country Club Drive, Suite 217 Port Saint Lucie, Florida 34986 or by phone at (772) 807-4370. If you are deaf or hard of hearing, please call 711.
Pub: June 26, July 03, 2024
TCN10292446

Notice of Public Hearing and Regular Board Meeting of the Sebastian River Improvement District

The Board of Supervisors (the "Board") of the Sebastian River Improvement District (the "District") will hold a Public Hearing and Regular Board Meeting on July 17, 2024, at 10:00 a.m., or as soon thereafter as can be heard, in the Offices of the Indian River County Administration, Coralex Bldg. A, Room A1-102, Vero Beach, Florida 32960.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budget of the District. The purpose of the Regular Board Meeting and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida 34987 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (772) 345-5119 and toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice.

Sebastian River Improvement District
www.sridfl.org
Pub: June 26 & July 3, 2024
TCN10310768

Public Notices

Architect Services - Western Grove K8 (RFQ 24-15) St. Lucie Schools: RFQ 24-15 intends to select a firm to provide architectural services for the new Western Grove K8 school. RFQ 24-15 is due 7/8/2024 before 3:00 PM. RFQ opening on 7/8/24, 3:00 PM, will occur at 9461 Brandywine Lane, 34986.

Construction Management at Risk Services for Western Groves K8 (RFQ 24-16) St. Lucie Schools: RFQ 24-16 is to select a firm to provide Construction Management at Risk Services for construction of a new Kindergarten through 8th grade school with a planned opening date of August 2026. Pre-bid meeting is 6/17/24, 1:30 PM; 9461 Brandywine Lane, 34986. RFQ 24-16 is due 7/8/2024 before 3:00 PM. RFQ opening on 7/8/24, 3:00 PM, will occur at 9461 Brandywine Lane, 34986.

Project Location: near the southeast corner of SW Powerline Rd and Tradition Parkway within parcel 4305-322-0001-000-4. All responses must be submitted thru Bonfire, <https://stlucieschools.bonfirehub.com/opportunities>. Documents are available through Bonfire Portal at <https://stlucieschools.bonfirehub.com/opportunities> or <https://www.stlucie.k12.fl.us/burch> PUBDATES JUNE 12,19,26 JULY 3, 2024
TCN 10259771

Public Sale

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart 189 Sebastian Blvd, Sebastian, FL 32958 to satisfy a lien on July 17th, 2024 at approx. 11:30am at www.storage treasures.com. Cindy L Fink, Norman R Kirkland, June Robison, Dianne Kim Maxwell, Dana Parks, Tiffany Carraway, Rebecca Calvert, Michael Reinhardt, Richard Sorrentino, Michael Reinhardt.
Pub: June 26 & July 3, 2024
TCN10209080

Sale of Abandoned Property at Public Auction

Notice is hereby given that Storage Rentals of America, 8705 SE Federal Hwy, Hobe Sound, FL 33455 will hold a PUBLIC SALE THAT WILL TAKE PLACE at LockerU.com of stored personal property to enforce liens against the below named persons for non-payment of rent pursuant to the Florida Self Storage Facility Act Statutes (Section 83.801 et seq). Auction sale for the following units will take place on Thursday July 25, 2024, at 11:00am, or thereafter. Sale of property includes Units:
Unit Description Tenant Name
3033 Household Items James Blanks
Pub: July 3 & 10, 2024
TCN10314361

Public Sale

AUCTION NOTICE
The auction will be held on July 11th of 10am at Attic 40 Self Storage located at 8545 20th St., Vero Beach, FL 32966.
Units 571, 424, 230, 629, 640, 542 and 438.
Pub: 6/27, 6/28, 6/30, 7/1, 7/2, 7/3, 7/5, 7/8, 7/9, 7/10, 7/11/2024 TCN10313321

Public Sale

Notice of Public Sale: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management LLC as agent for owner to satisfy a lien on Wednesday July 17, 2024 at 10:00 am for the following property at www.storage treasures.com: #5600 7680 S US 1 Port St. Lucie Florida, 34952: Jennifer Posada, Timoteo Montano, Jamie Martin, Creston Hill, Takara Brazil, Kevin Hommett
June 26, July 3 2024
LSAR0117520

Public Sale

Notice of Public Sale: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management LLC as agent for owner to satisfy a lien on Thursday July 18, 2024 at 11:30 am for the following property at www.storage treasures.com: #4496 5801 S US1, Port Pierce, Florida: Orlita Kelly, Ray A Felix, Roosevelt Spruill, Keria Taylor, Patricia Gorman
June 26, July 3 2024
LSAR0117522

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR INDIAN RIVER COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023 CA 000856

U.S. Bank Trust National Association, not in its individual capacity, but solely as owner trustee for VRMTG Asset Trust Plaintiff,
-vs.-
Patricia Rentz Selph a/k/a Patricia R. Selph a/k/a Patricia Marlene Odom a/k/a Patricia Marlene Rentz; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Bobby Lee Selph a/k/a Bobby L Selph, Deceased, Florida; Other Persons Claiming by and Through, Under, Against the Named Defendant (s); Unknown Spouse of Patricia Rentz Selph a/k/a Patricia R. Selph a/k/a Patricia Marlene Odom a/k/a Patricia Marlene Rentz; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).
Defendant(s).

NOTICE OF SALE
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023 CA 000856 of the Circuit Court of the 19th Judicial Circuit in and for Indian River County, Florida,

Public Sale

wherein U.S. Bank Trust National Association, not in its individual capacity, but solely as owner trustee for VRMTG Asset Trust, Plaintiff and Patricia Rentz Selph a/k/a Patricia R. Selph a/k/a Patricia Marlene Odom a/k/a Patricia Marlene Rentz are defendant(s), the Clerk of Court, Jeffrey R. Smith, will sell to the highest and best bidder for cash by electronic sale at <https://www.indian-river.realestateclose.com>, beginning at 10:00 A.M. on July 23, 2024, the following described property as set forth in said Final Judgment, to-wit: LOT 14, BLOCK K, STEVENS PARK UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Florida Rules of Judicial Administration, Rule 2.540 Notices to Persons with Disabilities: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Corrie Johnson, ADA Coordinator, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

SPANISH: Si usted es una persona discapacitada que necesita alguna adaptación para poder participar de este procedimiento o evento; usted tiene derecho, sin costo alguno a que se le provea cierto ayuda. Favor de comunicarse con Corrie Johnson, Coordinadora de A.D.A., 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 por lo menos 7 días antes de que tenga que comparecer en corte o inmediatamente después de haber recibido esta notificación si es que falta menos de 7 días para su comparecencia. Si tiene una discapacidad auditiva o de habla, llame al 711.

KREYOL: Si ou se von moun ki kokobe ki bezwen asistans ou aparey pou ou ka patisipe nan prosedu sa-a, ou gen dwa son ou pa bezwen peye anven pou ou jwen on seri de ed. Tanpri kontakte Corrie Johnson, Coordinadora ADA, 250 NW Country Club Drive, suite 217, Port St. Lucie, FL 34986, (772) 807-4370 O'mwen 7 iou avon ke ou gen pou ou parèt nan tribunal, ou imediatman ke ou resevwa ovis sa-a ou si li ke ou gen pou ou ote nan tribunal-la mwens ke 7 iou; Si ou pa ka tandé ou palé byen, réle 711.
Pub: 6/26/24; 7/3/24; #10304462



July 3, 2024

[Addressee]

[Address]

Subject and Location: Dennis Ciaglo Rezoning (C172-002) This is a request by Mr. Dennis Ciaglo for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 2.04-acre undeveloped site from A-2 (Agricultural) to RE-2A (Rural Estate). The RE-2A zoning district is consistent with the site's current future land use designation of Rural Density. The subject site is located on the south side of SW Citrus Boulevard, approximately 0.8 miles northeast of the intersection of SW Citrus Boulevard and SW Hemingway Terrace, in western Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Dear Property Owner:

As a landowner within 1000 feet of the property identified in the above description and shown on the attached map, please be advised that consideration of a proposed amendment to the county zoning atlas, as noted above, will occur at two public hearings. The date, time, and place of the scheduled hearings are as follows:

Governing Body: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, July 18, 2024

Governing Body: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Monday, July 22, 2024

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

All interested persons are invited to attend and be heard.

429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
(772) 342-1960
www.Creechlanduse.com

Persons with disabilities who need an accommodation to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the date of the meeting. Persons using a TTY device, please call 711 Florida Relay Services.

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

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

For further information, including copies of the original application documents or agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to John Sinnott, Senior Planner, at jsinnott@martin.fl.us or to 2401 SE Monterey Road, Stuart, FL 34996.

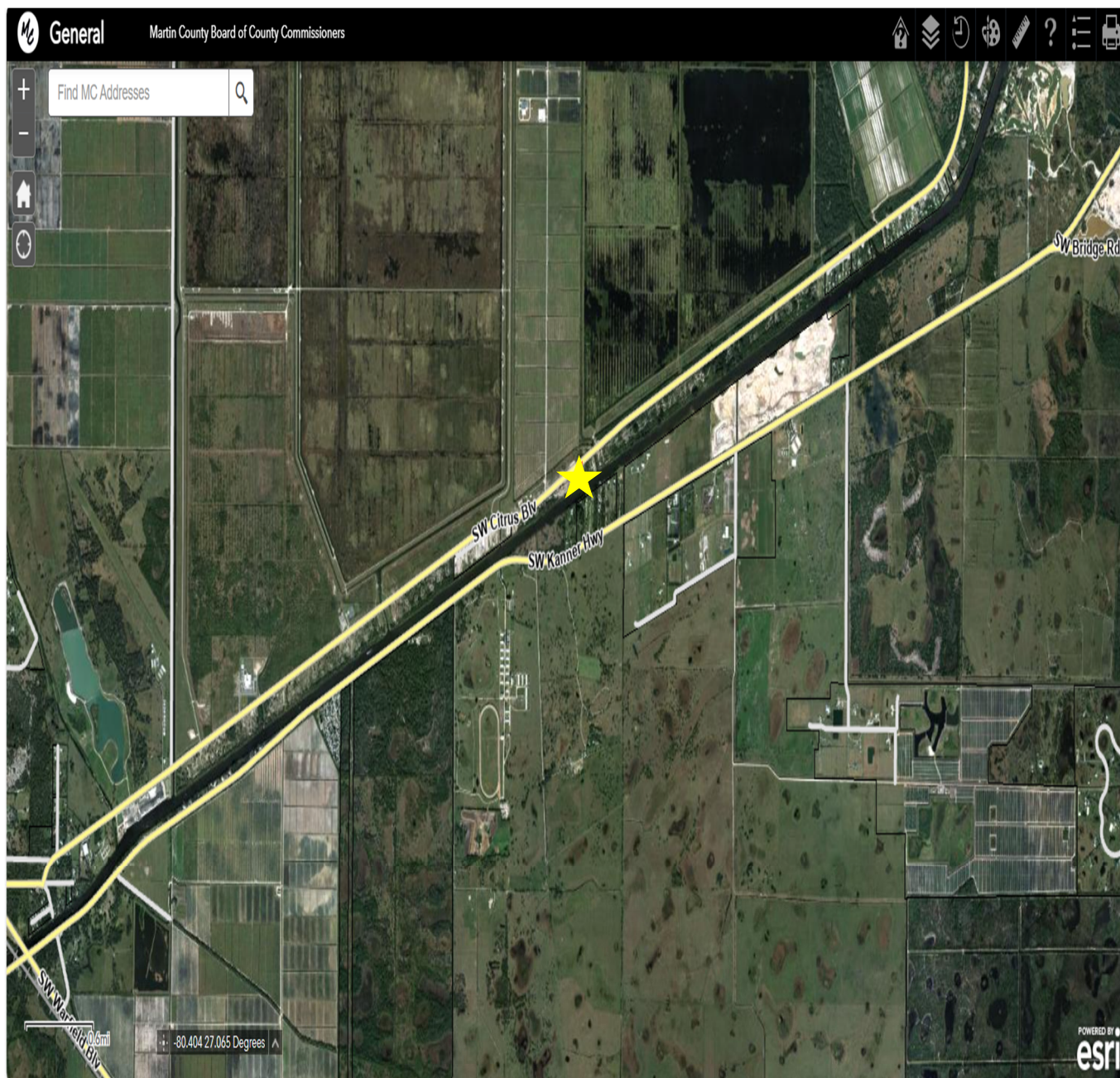
Sincerely,

Audra R. Creech, Esq.
Creech Land Use & Zoning, P.A.

Attachments: Location Map
Legal Description

LOCATION MAP:

429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
(772) 342-1960
www.Creechlanduse.com



429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
(772) 342- 1960
[www. Creechlanduse.com](http://www.Creechlanduse.com)

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING A PART OF THOSE LANDS DESCRIBED IN O.R. BOOK 3215, PAGE 1116 AND ALSO IN O.R. BOOK 382, PAGE 456 RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 210.00 FEET OF PARCEL DESCRIBED IN SAID O.R. BOOK 3215, PAGE 1116, AS FOLLOWS: FOR A POINT OF COMMENCEMENT AND POINT OF BEGINNING START AT THE INTERSECTION OF THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE N00°20'13"E ALONG SAID WEST LINE OF SECTION 31, 374.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD #726 (CITRUS BOULEVARD), SAID POINT BEING NON-TANGENT TO A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2914.79 FEET; THENCE DEPARTING SAID LINE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'44", A CHORD BEARING OF N74°39'40"E, A CHORD DISTANCE OF 1026.27 FEET, AND AN ARC DISTANCE OF 1031.64 FEET; THENCE N64°31'18"E ALONG SAID STATE ROAD #726 SOUTHERLY RIGHT OF WAY LINE, A DISTANCE 2524.82 FEET; THENCE S00°21'59"W A DISTANCE OF 432.29 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE S68°18'13"W ALONG SAID NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY A DISTANCE OF 3517.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 89,035 SQUARE FEET (2.04 ACRES), MORE OR LESS

PARCEL ID: 31-39-40-000-000-00022-0

429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
(772) 342- 1960
[www. Creechlanduse.com](http://www.Creechlanduse.com)

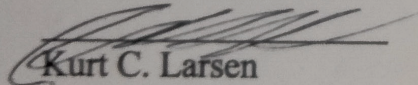
D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994

June 20, 2024

Creech Engineers, Inc.
REF: Dennis Ciaglo Rezoning
Project # C172-002

Attn:

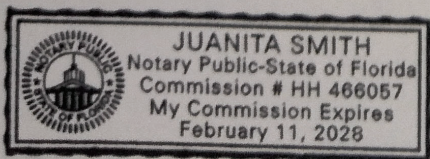
This Letter is to Certify that the above referenced sign(s) were installed per Martin County requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.

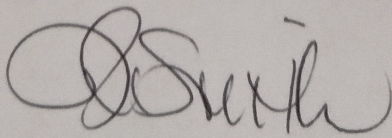

Kurt C. Larsen

6/20/24
Date

State of Florida
County of Martin

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on June 20, 2024.





Shot on OnePlus Hasselblad
2024.06.20 12:39

NOTICE OF DENNIS CIAGLO REZONING

**ADDITIONAL INFORMATION CAN BE OBTAINED FROM
MARTIN COUNTY GROWTH MANAGEMENT @ 772-288-5495**

PROJECT #C172-002

Shot on OnePlus × Hasselblad

2024.06.20 14:25

NOTICE OF DENNIS CIAGLO REZONING

**ADDITIONAL INFORMATION CAN BE OBTAINED FROM
MARTIN COUNTY GROWTH MANAGEMENT @ 772-288-5495**

PROJECT #C172-002

Shot on OnePlus × Hasselblad

2024.06.20 14:25

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[blank space above reserved for recording information]

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

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

RESOLUTION NUMBER 24-

**[REGARDING DENIAL OF A CHANGE IN ZONING CLASSIFICATION FROM A-2,
AGRICULTURAL DISTRICT TO RE-2A, RURAL ESTATE DISTRICT FOR MR. DENNIS
CIAGLO]**

WHEREAS, this Board has made the following determinations of fact:

1. Mr. Dennis Ciaglo submitted an application for approval for a change in zoning district classification from the current A-2, Agricultural District, to RE-2A, Rural Estate District, for the property described in Exhibit A, attached.
2. Upon proper notice, this Board considered approval at a public hearing on the application on July 22, 2024.
3. At the public meeting, all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING ADJUSTMENT
OF MARTIN COUNTY, FLORIDA, THAT:**

A. The request by Mr. Dennis Ciaglo for a change in zoning district classification from the current A-2, Agricultural District, to RE-2A, Rural Estate District is hereby denied for the following XXXXX.

B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 22ND DAY OF JULY, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit A

Legal Description

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING A PART OF THOSE LANDS DESCRIBED IN O.R. BOOK 3215, PAGE 1116 AND ALSO IN O.R. BOOK 382, PAGE 456 RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 210.00 FEET OF PARCEL DESCRIBED IN SAID O.R. BOOK 3215, PAGE 1116, AS FOLLOWS: FOR A POINT OF COMMENCEMENT AND POINT OF BEGINNING START AT THE INTERSECTION OF THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE $N00^{\circ}20'13''E$ ALONG SAID WEST LINE OF SECTION 31, 374.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD #726 (CITRUS BOULEVARD), SAID POINT BEING NON-TANGENT TO A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2914.79 FEET; THENCE DEPARTING SAID LINE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $20^{\circ}16'44''$, A CHORD BEARING OF $N74^{\circ}39'40''E$, A CHORD DISTANCE OF 1026.27 FEET, AND AN ARC DISTANCE OF 1031.64 FEET; THENCE $N64^{\circ}31'18''E$ ALONG SAID STATE ROAD #726 SOUTHERLY RIGHT OF WAY LINE, A DISTANCE 2524.82 FEET; THENCE $S00^{\circ}21'59''W$ A DISTANCE OF 432.29 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE $S68^{\circ}18'13''W$ ALONG SAID NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY A DISTANCE OF 3517.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 89,035 SQUARE FEET (2.04 ACRES), MORE OR LESS

PCN: 31-39-40-000-000-00022-0

REQUEST TO REZONE A-2 TO RE-2A BY DENNIS CIAGLO

C172-002

John Sinnott, Senior Planner

July 22, 2024



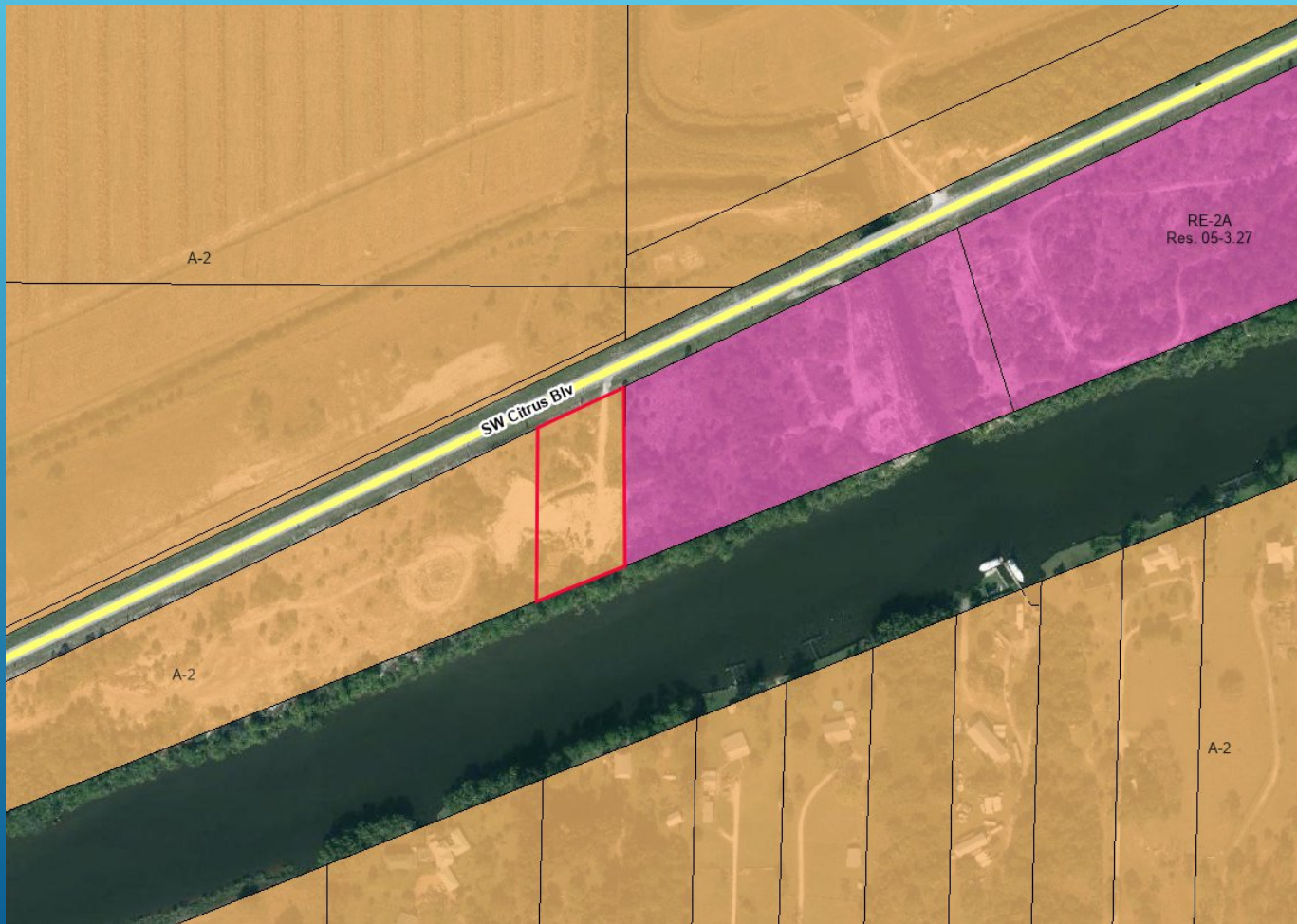




FUTURE LAND USE MAP (RURAL DENSITY)



ZONING ATLAS (A-2)



- ▶ In order to ensure all development is consistent with the CGMP, no new development shall be approved within any Category “C” zoning district unless the future land use is as shown in Column 2 in the table in LDR, Section 3.402. The Column 2 future land use associated with A-2 zoning is Agricultural. Therefore, this application is being processed as a mandatory rezoning to a Category “A” district which implements the policies for the Rural Density future land use designation.
- ▶ One “standard” zoning district that implements the Rural Density future land use designation:
 - ▶ RE-2A, Rural Estate District
- ▶ New PUD zoning is an additional option for applicants.

DEVELOPMENT STANDARDS – LDR, TABLES 3.12.1 & 3.12.2

Category	Zoning District	Min. Lot Area	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max Building Coverage (%)	Max. Height (ft)/(Stories)	Min. Open Space (%)
A	RE-2A	2 acres	175	0.50	--	--	30	50

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	RE-2A	30	30	30	30	30	30	30	30	30	30	30	30

- ▶ Conditions supporting RE-2A:
 - ▶ The existing future land use designation of Rural Density for the property and surrounding areas on the south side of SW Citrus Boulevard.
 - ▶ The existing Hemingway Estates single-family residential subdivision to the southwest of the property.
 - ▶ The RE-2A zoning district provides development standards which are compatible with the rural character of the surrounding area.

LOCAL PLANNING AGENCY

- ▶ This matter was heard before the LPA on July 18, 2024.
- ▶ The recommendation is presented to the Board.

REVIEW OF APPLICATION

- ▶ Development review staff have found the Ciaglo rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.

Recommended Action:

1. Move that the Board receive and file the agenda item and its attachments including the staff report as exhibit one.
2. Move that the Board adopt a resolution amending the Martin County Zoning Atlas to change the zoning district designation on the subject site from A-2, Agricultural District, to RE-2A, Rural Estate District.



Agenda Item Summary

File ID: 24-0964

WORK-1

Meeting Date: 7/22/2024

PLACEMENT: Workshop

TITLE:

BOARD OF COUNTY COMMISSIONERS FISCAL YEAR 2024/2025 BUDGET WORKSHOP

EXECUTIVE SUMMARY:

The Budget Workshop is scheduled for Monday, July 22 and if necessary, Tuesday, July 23. The purpose of the workshop is to establish the tentative millage. The tentative millage will be set at the end of the day, unless the meeting continues into Tuesday, July 23.

DEPARTMENT: Administration

PREPARED BY: **Name:** Donna Gordon
Title: Administrative Services Program Coordinator

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

County Administrator Don Donaldson will introduce the item and Office of Management and Budget Director, Stephanie Merle will provide an overview presentation.

Overview

Constitutional Officers
Sheriff's Office - will make a presentation

These Officers will not make a presentation, but their budgets are included.
Clerk of the Circuit Court and Comptroller
Property Appraiser
Supervisor of Elections
State Judicial/State Agencies
Tax Collector

Administration

Airport
Building
Capital Improvement Plan
Commission MSTU
Office of Community Development
County Attorney
Fire Rescue
General Services
Growth Management
Information Technology
Library
Parks and Recreation
Public Works
Technology Investment Plan
Utilities and Solid Waste
Non-Departmental
Follow-Ups and Wrap Up
Set Tentative Millage

The FY2025 Tentative Budget can be viewed on the web:

<https://www.martin.fl.us/resource/fy2025-tentative-budget>

ISSUES:

Discussions will be held.

LEGAL SUFFICIENCY REVIEW:

None.

RECOMMENDED ACTION:

RECOMMENDATION

- The Board is asked to review and tentatively approve all portions of the Fiscal Year 2024/2025 Budget.
- Move that the Board set the tentative millage rates.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

Discussion will be held.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- Budget Transfer / Amendment
- Chair Letter
- Contract / Agreement
- Grant / Application
- Notice
- Ordinance
- Resolution
- Other:

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