



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

County
EXHIBIT # 1

File ID: 21-0892

PHQJ-1

Meeting Date: 7/13/2021

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

PUBLIC HEARING TO CONSIDER AMENDMENT OF THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT FOR CPA 21-06, MAGGY'S HAMMOCK PARK

EXECUTIVE SUMMARY:

The Board of County Commissioners is asked to consider changing the zoning district classification from R-1B, Single Family District, to PC, Public Conservation District, and PS-1, Public Service District, on a 5.4-acre parcel, located on SE Kubin Avenue, north of Maggy's Hammock Park, Port Salerno. The proposed rezoning is contingent upon the approval of CPA 21-06, a request to amend the future land use designation from Residential Estate Density (2-units per acre) to Public Conservation and General Institutional.

DEPARTMENT: Growth Management

PREPARED BY: Name: Maria Jose, M.S.
Title: Senior Planner

REQUESTED BY: Martin County Board of County Commissioners

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 7/13/21 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By: [Signature] D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

The Board of County Commissioners is asked to consider changing the zoning district classification from R-1B, Single Family District, to PC, Public Conservation District, and PS-1, Public Service District, on a 5.4-acre parcel, located on SE Kubin Avenue, located north of Maggy's Hammock Park, Port Salerno. Comprehensive Growth Management Plan Policy 4.4A.1. provides that "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."

ISSUES:

A concurrent rezoning is required for each Future Land Use Map (FLUM) amendment where the amendment creates an inconsistency with the current zoning designation. Analysis of the proposed rezoning can be found in the staff report attached to this Board Item.

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 Summary and all its attachments including the staff report for the record as Exhibit 1.
2. Move that the Board amend the Martin County Zoning Atlas to change the zoning district classification on the subject 5.4 acres of land from R-1B to PC and PS-1.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the item to a future date certain.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

Staff time.

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Other: | | <input checked="" type="checkbox"/> Resolution |

Maggy's Hammock Park REZONING

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A. Application Information

Report Issuance Date: June 18 , 2021

Applicant: Martin County Board of County Commissioners

Represented by: Paul Schilling
Growth Management Department

Planner: Maria Jose, M.S., Senior Planner
Growth Management Director: Paul Schilling

Request Number: CPA 21-06

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	6/3/2021	LPA voted 4-0 for staff's recommendation.
BCC Adoption:	7/13/2021	

B. Project description and analysis

This application is a request for a zoning district change on a parcel from R-1B (Single-Family Residential District) to PC, Public Conservation District, on a 5.4-acre parcel on S.E. Kubin Avenue, north of Maggy's Hammock Park, Port Salerno. The request was initiated by the Martin County Board of County Commissioners concurrently with a Board-initiated Future Land Use Map (FLUM) change from Residential Estate Density (2 units per acre) to Public Conservation land use on the 5.4-acre subject site.

The Martin County Utility & Solid Waste Department conveyed their request to Growth Management Department staff that they would like to utilize a 134.87' x 134.87' portion of the subject site for a Vacuum Station that could provide utility services to the nearby developed area (Rocky Point area). Many of the developments in the Rocky Point area rely on septic systems and do not have access to water and sewer services. Staff concurs with the request and recommends designating that portion of land to be General Institutional land use with the PS-1 (Public Service District) zoning, while designating the rest of the parcel as Public Conservation land use with the PC zoning district. The PC zoning district does not permit the use of utilities, whereas the PS-1 zoning district does permit the use of Utilities that could allow for the establishment of a vacuum station.

Staff recommendation:

Staff recommends approval of the zoning district change from R-1B to PC and for a portion of the subject site, a change from R-1B to PS-1. The decision on the appropriate zoning depends on the final decision for the future land use designations on the property. The proposed zoning district, PC,

implements the Public Conservation future land use designation proposed for the subject site. Both PS-1 and PS-2 zoning districts implement the General Institutional future land use and they both allow Utilities as a permitted use; however staff recommends PS-1 because it allows less intense uses than PS-2.

Cat.	Zoning District	District Purpose
A	PC (Public Conservation District)	The PC district is intended to implement the policies of the CGMP for lands designated Public Conservation on the Future Land Use Map of the CGMP.
A	PS-1 (Public Service District)	The PS-1 district is intended to implement the policies of the CGMP for lands designated Institutional-General on the Future Land Use Map of the CGMP. This district is designed to minimize the potential for negative impacts on surrounding properties.
A	PS-2 (Public Service District)	The PS-2 district is intended to implement the policies of the CGMP for lands designated Institutional-General on the Future Land Use Map of the CGMP.

Permitted Uses:

The existing zoning district, R-1B, is a Category B zoning district and the permitted uses are listed in Table 3.11.3 of the LDR. See Attachment 1, Permitted Uses - Category "B" Districts to view the permitted uses allowed by the current zoning, R-1B.

Below is an excerpt from Article 3 of the LDR, showing the permitted use schedule for the proposed zoning district, PC. The PS-1 zoning district is also included in this table in case the Board decides to dedicate a portion of the subject site for the vacuum station site for utilities services. The "P" indicates that the uses permitted within that zoning district provided the uses can be developed in accordance with, the requirements set forth in Divisions 3 and 4 and all other applicable requirements of Article 3 and the Land Development Regulations.

**TABLE 3.11.2
PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS**

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
<i>Residential Uses</i>															
Accessory dwelling units		P	P				P	P	P	P	P				
Apartment hotels			P	P	P	P	P	P							
Mobile homes															
Modular homes		P	P				P								
Multifamily dwellings		P	P				P								
Single-family detached dwellings		P	P				P								
Single-family detached dwellings, if established prior to the effective date of this ordinance															

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
Townhouse dwellings		P	P				P								
Duplex dwellings		P	P				P								
Zero lot line single-family dwellings		P	P				P								
<i>Agricultural Uses</i>															
Agricultural processing, indoor										P	P				
Agricultural processing, outdoor											P				
Agricultural veterinary medical services									P	P					
Aquaculture								P	P	P	P				
Crop farms															
Dairies															
Exotic wildlife sanctuaries															
Farmer's markets															
Feed lots															
Fishing and hunting camps															
Orchards and groves															
Plant nurseries and landscape services				P	P	P			P	P					
Ranches															
Silviculture															
Stables, commercial															
Storage of agricultural equipment, supplies and produce															
Wildlife rehabilitation facilities															
<i>Public and Institutional Uses</i>															
Administrative services, not-for-profit	P	P	P	P	P	P	P	P	P	P	P			P	P
Cemeteries, crematory operations and columbaria									P	P	P				P
Community centers	P	P	P	P	P	P	P	P				P		P	P
Correctional facilities										P	P				P
Cultural or civic uses	P	P	P	P	P	P	P	P						P	P
Dredge spoil facilities												P			P
Educational institutions	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Electrical generating plants											P				
Fairgrounds												P		P	P
Halfway houses															P
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance															
Hospitals						P								P	P
Neighborhood assisted residences with six (6) or fewer residents		P	P				P							P	P

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
Neighborhood boat launches															
Nonsecure residential drug and alcohol rehabilitation and treatment facilities															P
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	P	P	P	P	P			P	P				P	P
Post offices	P	P	P	P	P	P			P					P	P
Protective and emergency services	P	P	P	P	P	P	P	P	P	P	P			P	P
Public libraries	P	P	P	P	P	P			P					P	P
Public parks and recreation areas, active	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Public parks and recreation areas, passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public vehicle storage and maintenance	P													P	P
Recycling drop-off centers	P	P	P	P	P	P	P	P	P	P	P			P	P
Residential care facilities		P	P	P	P									P	P
Solid waste disposal areas											P				P
Utilities	P	P	P	P	P	P	P	P	P	P	P			P	P
<i>Commercial and Business Uses</i>															
Adult business									P	P	P				
Ancillary retail use	P	P	P												
Bed and breakfast inns	P	P	P	P	P		P	P							
Business and professional offices	P	P	P	P	P	P	P	P	P	P					
Campgrounds												P			
Commercial amusements, indoor				P	P	P	P	P	P						
Commercial amusements, outdoor						P	P	P	P						
Commercial day care				P	P	P	P	P	P	P				P	P
Construction industry trades				P	P	P			P	P	P				
Construction sales and services				P	P	P			P	P	P				
Family day care		P	P												
Financial institutions	P	P	P	P	P	P			P	P					
Flea markets						P			P	P					
Funeral homes				P	P	P								P	P
General retail sales and services					P	P			P						
Golf courses														P	P
Golf driving ranges						P			P					P	P
Hotels, motels, resorts and spas				P	P	P	P	P	P	P					
Kennels, commercial						P			P	P	P				P
Limited retail sales and services				P	P	P	P	P	P						
Marinas, commercial					P	P	P	P				P			

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
Marine education and research							P	P						P	P
Medical services	P	P	P	P	P	P			P						
Pain management clinics				P		P			P						
Parking lots and garages				P	P	P								P	P
Recreational vehicle parks				P	P	P	P	P				P			
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance		P	P												
Residential storage facilities	P	P	P	P	P	P			P	P					
Restaurants, convenience, with drive-through facilities						P			P						
Restaurants, convenience, without drive-through facilities				P	P	P	P	P							
Restaurants, general				P	P	P	P	P	P	P					
Shooting ranges															
Shooting ranges, indoor				P	P	P			P	P	P			P	P
Shooting ranges, outdoor															P
Trades and skilled services						P	P	P	P	P	P				
Vehicular sales and service						P			P	P					
Vehicular service and maintenance						P			P	P	P				
Veterinary medical services				P	P	P			P	P	P				
Wholesale trades and services						P		P	P	P	P				
<i>Transportation, Communication and Utilities Uses</i>															
Airstrips															
Airports, general aviation										P	P				
Truck stop/travel center											P				
<i>Industrial Uses</i>															
Biofuel facility										P	P				
Composting, where such use was approved or lawfully established prior to March 1, 2003															
Extensive impact industries								P		P	P				
Limited impact industries								P	P	P	P				
Mining											P				
Salvage yards										P	P				P
Yard trash processing											P				P
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002									P	P					

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
<i>Life Science, Technology and Research (LSTAR) Uses</i>															
Biomedical research	P	P	P	P	P	P			P	P	P			P	P
Bioscience research	P	P	P	P	P	P			P	P	P			P	P
Computer and electronic components research and assembly	P	P	P	P	P	P			P	P	P			P	P
Computer and electronic products research and assembly	P	P	P	P	P	P			P	P	P			P	P
Computer programming/software research	P	P	P	P	P	P			P	P	P			P	P
Computer system design	P	P	P	P	P	P			P	P	P			P	P
Electromedical apparatus research and assembly	P	P	P	P	P	P			P	P	P			P	P
Electronic equipment research and assembly	P	P	P	P	P	P			P	P	P			P	P
Laser research and assembly	P	P	P	P	P	P			P	P	P			P	P
Lens research	P	P	P	P	P	P			P	P	P			P	P
Management, scientific and technical services	P	P	P	P	P	P			P	P	P			P	P
Marine Research	P	P	P	P	P	P		P	P	P	P			P	P
Medical and dental labs	P	P	P	P	P	P			P	P	P			P	P
Medical equipment assembly	P	P	P	P	P	P			P	P	P			P	P
Optical equipment assembly	P	P	P	P	P	P			P	P	P			P	P
Optical instruments assembly	P	P	P	P	P	P			P	P	P			P	P
Optoelectronics assembly	P	P	P	P	P	P			P	P	P			P	P
Pharmaceutical products research	P	P	P	P	P	P			P	P	P			P	P
Precision instrument assembly	P	P	P	P	P	P			P	P	P			P	P
Professional, scientific and technical services	P	P	P	P	P	P			P	P	P			P	P
Reproducing magnetic and optical media	P	P	P	P	P	P			P	P	P			P	P
Research and development laboratories and facilities, including alternative energy	P	P	P	P	P	P			P	P	P			P	P
Scientific and technical consulting services	P	P	P	P	P	P			P	P	P			P	P
Simulation training	P	P	P	P	P	P			P	P	P			P	P
Technology centers	P	P	P	P	P	P			P	P	P			P	P
Telecommunications research	P	P	P	P	P	P			P	P	P			P	P
Testing laboratories	P	P	P	P	P	P			P	P	P			P	P
<i>Targeted Industries Business (TIB) Uses</i>															
Aviation and aerospace manufacturing									P	P	P				
Business-to-business sales and marketing	P	P	P	P	P	P			P	P	P				
Chemical manufacturing									P	P	P				
Convention centers					P	P			P	P	P			P	P
Credit bureaus	P	P	P	P	P	P			P	P	P			P	P
Credit intermediation and related activities	P	P	P	P	P	P			P	P	P			P	P

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
Customer care centers	P	P	P	P	P	P			P	P	P			P	P
Customer support	P	P	P	P	P	P			P	P	P			P	P
Data processing services	P	P	P	P	P	P			P	P	P			P	P
Electrical equipment and appliance component manufacturing									P	P	P				
Electronic flight simulator manufacturing									P	P	P				
Fiber optic cable manufacturing									P	P	P				
Film, video, audio and electronic media production and postproduction	P	P	P	P	P	P			P	P	P			P	P
Food and beverage products manufacturing									P	P	P				
Funds, trusts and other financial vehicles	P	P	P	P	P	P			P	P	P			P	P
Furniture and related products manufacturing									P	P	P				
Health and beauty products manufacturing									P	P	P				
Information services and data processing	P	P	P	P	P	P			P	P	P			P	P
Insurance carriers	P	P	P	P	P	P			P	P	P			P	P
Internet service providers, web search portals	P	P	P	P	P	P			P	P	P			P	P
Irradiation apparatus manufacturing									P	P	P				
Lens manufacturing									P	P	P				
Machinery manufacturing									P	P	P				
Management services	P	P	P	P	P	P			P	P	P			P	P
Marine and marine related manufacturing								P	P	P	P				
Metal manufacturing									P	P	P				
National, international and regional headquarters	P	P	P	P	P	P			P	P	P			P	P
Nondepository credit institutions	P	P	P	P	P	P			P	P	P			P	P
Offices of bank holding companies	P	P	P	P	P	P			P	P	P			P	P
On-line information services	P	P	P	P	P	P			P	P	P			P	P
Performing arts centers				P	P	P			P	P	P			P	P
Plastics and rubber products manufacturing									P	P	P				
Printing and related support activities									P	P	P				
Railroad transportation									P	P	P				
Reproducing magnetic and optical media manufacturing									P	P	P				
Securities, commodity contracts	P	P	P	P	P	P			P	P	P			P	P
Semiconductor manufacturing									P	P	P				
Simulation training	P	P	P	P	P	P			P	P	P			P	P
Spectator sports					P	P			P	P	P			P	P
Surgical and medical instrument manufacturing									P	P	P				
Technical support	P	P	P	P	P	P			P	P	P			P	P

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
Telephonic and on-line business services	P	P	P	P	P	P			P	P	P			P	P
Textile mills and apparel manufacturing									P	P	P				
Transportation air									P	P	P				
Transportation equipment manufacturing									P	P	P				
Transportation services						P			P	P	P				
Transaction processing	P	P	P	P	P	P			P	P	P			P	P
Trucking and warehousing									P	P	P				
Wood and paper product manufacturing									P	P	P				

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 891, pt. 1, 2-22-2011; Ord. No. 970, pt. 1, 4-7-2015; Ord. No. 1014, pt. 2, 12-6-2016; Ord. No. 1045, pt. 1, 1-9-2018)

Development standards

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division. Please see excerpts below:

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

C A T	Zoning District	Min. Lot Area (sq. ft.)	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	PR	—	—	—	—	45	40	40	—
A	PC	—	—	—	—	45	30	40	—
A	PS-1	10,000	80	—	—	45	40	40	—
A	PS-2	10,000	80	—	—	45	40	40	—
A	PAF	—	—	—	—	—	—	50	—
B	HR-1	10,000	100	(a)	—	—	35	30	—
B	HR-1A	12,000	100	(a)	—	—	35	30	—
B	R-1	15,000	100	(a)	—	25	30/3	50	—
B	R-1A	10,000	85	(a)	—	25	30/3	30	(d)
B	R-1B	8,200	75	(a)	—	—	35	30	—
B	R1-C	15,000	100	(a)	—	25	25/2	50	—
B	R-2	7,500	60	(a)	—	35	30/3	30	—
B	R-2B	7,500	60	(a)	—	35	30/3	30	—
B	R-2C	5,000	50	(a)	—	—	35	30	—
B	R-2T	7,500	60	(a)	—	35	30/3	30	—
B	RT	5,500(f)	50	(a)	—	—	20/1	30	(b), (i)
B	TP	10 ac.	—	(k)	—	—	20/1	—	(c), (j)
B	E	43,560	—	(a)	—	—	30/3	50	—
B	E-1	30,000	150	(a)	—	25	30/3	50	—

C A T	Zoning District	Min. Lot Area (sq. ft.)	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)
B	WE-1	30,000	100	(a)	—	25	25/2	50	—

NOTES:

- (a) Maximum residential density shall be one single-family residential dwelling unit per lawfully established lot.
- (b) In the RT district:
 - (1) Mobile home subdivisions shall be surrounded by a landscaped buffer strip at least 25 feet in depth on all sides. Buffers shall be unoccupied, except for underground utilities, canals, ditches, landscaping and entrance ornamentation.
 - (2) A minimum of five percent of the gross land area shall be required for recreation area.
 - (3) Fences and walls located on or within five feet of lot lines shall not exceed a height of six feet, except such fences or walls shall not exceed three feet six inches when located in a required front yard.
- (c) In the TP district:
 - (1) A minimum of five percent of the gross land area shall be required for recreation area.
 - (2) Fences and walls located on or within five feet of lot lines shall not exceed a height of six feet, except such fences or walls shall not exceed three feet six inches when located in a required front yard.
- (d) In the R-1A district, waterfront lots shall have a minimum of width of 60 feet along the street frontage and 100 feet in width along the waterway.
- (e) In the MH-P district, each mobile home shall have a site area of at least 5,500 square feet.
- (f) Each mobile home subdivision shall have a site area of at least ten acres.
- (g) The maximum density for the RM-10 district is 15 units per acre for sites meeting the affordable housing criteria set forth in Section 4.4.M.1.e.(5) of the Comprehensive Growth Management Plan.
- (h) The minimum lot area and minimum lot width requirements shall not apply to zero lot line, townhouse or multifamily developments on lots created after March 29, 2002.
- (i) In the RT and MH-S districts, single-family detached dwellings (site-built dwellings) shall also comply with the provisions of Section 3.98.
- (j) In the TP zoning district, mobile homes, modular homes and single-family detached dwellings (site-built dwellings) shall be limited to a foot print approved by the owner of the property (e.g., president of a condominium association or cooperative). Verification of the location and foot print by the property owner shall be provided with the building permit application. Primary structures and attached accessory structures, regardless of construction type, shall maintain a ten foot separation from other primary structures and attached accessory structures. Also, single-family detached dwellings (site-built dwellings) shall comply with the provisions of Section 3.98.
- (k) In the TP zoning district the maximum residential density shall not exceed that density established on the parcel on April 1, 1982. New mobile home park development, requiring final site plan approval, in the TP zoning district shall not exceed eight units per acre.
- (l) The maximum building height shall be 40 feet for all commercial and business uses permitted in the LI zoning district as set forth in Table 3.11.2.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 937, pt. 1, 8-6-2013; Ord. No. 1131, pt. I(Exh. A), 5-5-2020)

**TABLE 3.12.2.
STRUCTURE SETBACKS**

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
C A T	Zoning District												
A	PR	25	25	25	25	20	20	30	40	10	10	20	30
A	PC	25	25	25	25	20	20	30	40	10	10	20	30
A	PS-1	25	25	25	25	20	20	30	40	10	10	20	30
A	PS-2	25	25	25	25	20	20	30	40	10	10	20	30
A	PAF	—	—	—	—	—	—	—	—	—	—	—	—
B	HR-1	35(d)	35(d)	35(d)	35(d)	25(d)	25(d)	25(d)	25(d)	15(a)	15(a)	15(a)	15(a)
B	HR-1A	35	35	35	35	25	25	25	25	15(a)	15(a)	15(a)	15(a)
B	R-1	20(e)	20(e)	20(e)	20(e)	6(e)	8(e)	10(e)	10(e)	6	8	10	10
B	R-1A	20	20	20	20	6	8	10	10	6	8	10	10
B	R-1B	30(f)	30(f)	30(f)	30(f)	6(f)	6(f)	6(f)	6(f)	10(d)	10(d)	10(d)	10(d)
B	R1-C	30	30	—	—	20	20	—	—	10	10	—	—
B	R-2	20	20	20	—	6	8	10	—	6	8	10	—
B	R-2B	20	20	20	—	6	8	10	—	6	8	10	—
B	R-2C	20	20	20	20	6	8	10	10	6	8	10	10
B	R-2T	20	20	20	20	6	8	10	10	6	8	10	10
B	RT	20	—	—	—	6	—	—	—	6	—	—	—
B	TP	15(i)	—	—	—	5(i)	—	—	—	5(i)	—	—	—
B	E	35	35	35	35	6	8	8	8	6	8	8	8
B	E-1	40	40	40	—	20	25	30	—	20	25	30	—
B	WE-1	50(g)	50(g)	—	—	25(g)	25(g)	—	—	15	15	—	—

NOTES:

Additional setback specifications are contained in division 3 (standards for specific uses) and division 4 (miscellaneous development standards) of this article 3.

- (a) Side setback for nonconforming lots is 7.5 feet.
- (b) Side setback for nonconforming lots is 6.5 feet.
- (c) Where the real property boundary abuts an RE, RS, MH, RM, HR-1, HR-1A, R-1, R-1A, R-1B, R-1C, R-2, R-2B, R-2C, R-2T, RT, TP, E, E-1, WE-1 zoning district, a residential use in a PUD, or the real property boundary of a public school, these increased setbacks shall apply:

Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)				
1	2	3	4	1	2	3	4	1	2	3	4	Corner
25	25	25	25	20	20	30	40	15	20	20	30	25

- (d) In the HR-1 district, wherever the lot abuts the Atlantic Ocean, the river or a man-made waterway, there shall be a minimum 35-foot setback from the mean high water line and the front setback shall be governed by the street centerline setbacks as set forth in subsection 3.16.C.
- (e) In the R-1 district, wherever the lot abuts the Atlantic Ocean, the river or a man-made waterway, there shall be a minimum 20-foot setback from the mean high water line and the front setback shall be governed by the street centerline setbacks as set forth in subsection 3.16.C.

- (f) In the R-1B district, wherever the lot abuts the Atlantic Ocean, the river or a man-made waterway, there shall be a minimum 30-foot setback from the mean high water line and the front setback shall be governed by the street centerline setbacks as set forth in subsection 3.16.C.
- (g) In the WE-1 district, wherever the lot abuts the Atlantic Ocean, the river or a man-made waterway, there shall be a minimum 50-foot setback from the mean high water line and the front setback shall be governed by the street centerline setbacks as set forth in subsection 3.16.C. Where existing principal residences on adjacent lots are set back more than 50 feet from the mean high water line, the minimum setback from the mean high water line shall be the mean setback of the nearest principal residences on adjacent lots, or, where there is no principal residence within 1,000 feet, the minimum setback from the mean high water line shall be 50 feet. Accessory structures which are not roofed or enclosed by walls or screening shall only be subject to the minimum 50-foot setback from the mean high water line.
- (h) The minimum rear setback for single-family detached residences and duplex dwellings shall be 20 feet.
- (i) Setbacks shown for the TP zoning district are from property lines, i.e. the mobile home park boundary. The setbacks are not applicable between structures.
- (j) For enclosed storage structures, greenhouses, child's playhouse and gazebos, this dimension may be reduced to five feet.
- (k) The side/corner minimum setback shall be 20 feet.
- (l) For lots that have frontage on ingress/egress or access easements and not on platted road rights-of-way the front setbacks shall be measured from the easement line.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 727, pt. 1, 10-24-2006; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 937, pt. 1, 8-6-2013; Ord. No. 1014, pt. 2, 12-6-2016)

Standards for Amendments to the Zoning Atlas

1. The Comprehensive Growth Management Plan (CGMP) requires that Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016).
2. The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides 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.

3. 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; and,

Please see the staff report for CPA 21-06, Maggy’s Hammock Park FLUM Amendment. The report analyzes the Public Conservation and General Institutional future land use designations. The PC zoning district implements the Public Conservation future land use and PS-1 implements the General Institutional future land use designation.

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

The requested PC zoning district implements the proposed Public Conservation future land use pursuant to the requirements and standards of the LDR. PC does not permit any development and is intended to conserve natural habitat. The PS-1 zoning district implements the proposed General Institutional future land use pursuant to the requirements and standards of the LDR. PS-1 permits utilities as a permitted use, allowing Martin County Utilities Department to utilize the portion for a vacuum station.

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; and,

The PC and PS-1 zoning districts are compatible to the surrounding lots. The parcels south of the subject site is also PC, and the lands are part of the Maggy’s Hammock Park. PC does not permit any development and is intended to conserve/preserve natural habitat. The PC zoning district only allows passive recreational uses as a permitted use. Below is an excerpt from the LDR:

Public parks and recreation areas, passive. Public parks and recreation areas operated by a public or private not-for-profit entity where the primary goal is the preservation of land in its natural state for public enjoyment. Accessory uses and structures, such as parking, restrooms, and public viewing areas may be provided to facilitate public use of the preserved land but this use specifically excludes recreational facilities such as ball parks and tennis court that require large cleared areas, boat ramps for motorized vessels, or other uses which are incompatible with the preservation of native lands.

Unlike the current zoning district R-1B, the proposed PC zoning district does not permit development. The PS-1 zoning district, that is proposed for the small portion of the subject site, permits utilities as a permitted use, allowing the County to utilize the portion for a vacuum station. This vacuum station will be used to provide public utility provisions to the Rocky Point area, where many parcels currently rely on septic tanks. The subject site is surrounded by parcels that will be compatible to the proposed zoning districts.

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

1. **Resolution 16-8.4:** Zoning amendment, where property was changed from R-1B (Single-Family) and RE-1/2A (Residential Estate) to PC (Public Conservation) and PR (Public Recreation).



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

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; and,*

Please refer to Figure 2 below, which shows the proposed zoning atlas.

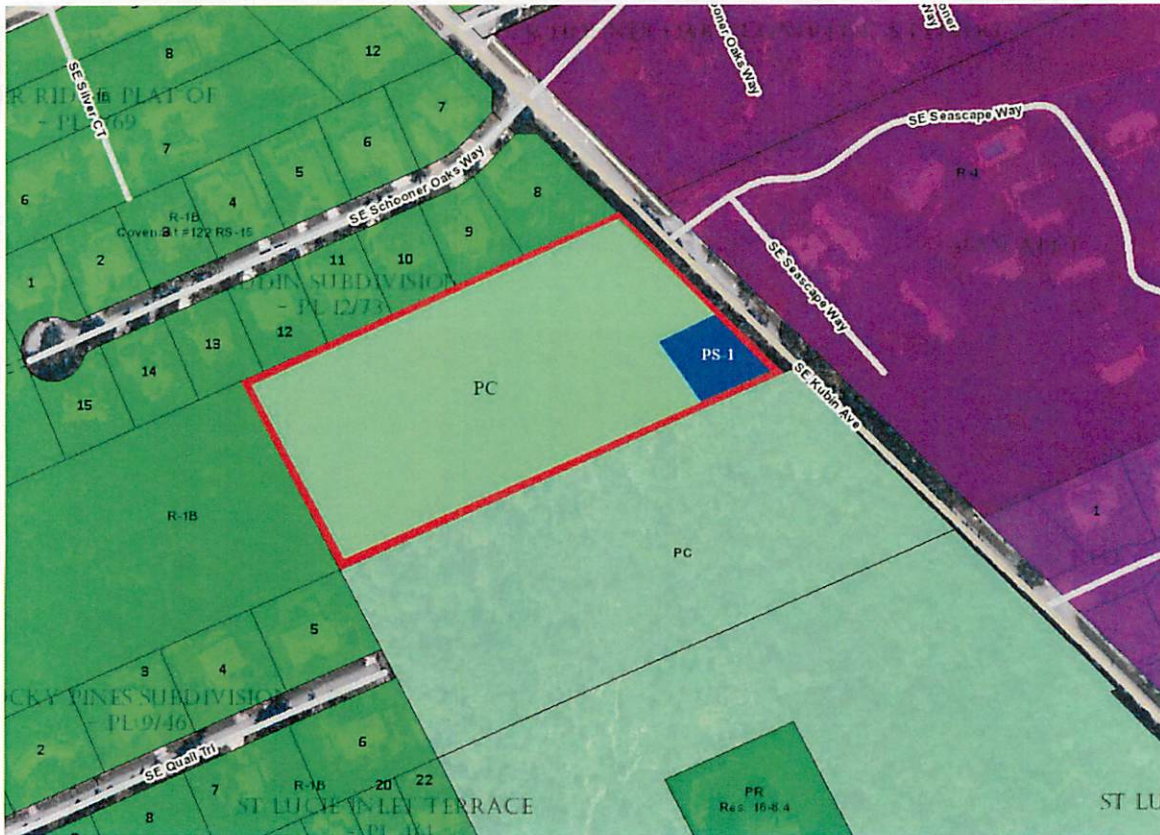


Figure 2, Proposed Zoning District, PC, and a portion as PS-1, with the subject site marked in red.

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

CPA 21-06 and this concurrent rezoning have not been presented at a public hearing yet.

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 rezoning process does not include a site plan review; therefore departments related to site plan review were not included in this rezoning staff report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Maria Jose	288-5930	Pending
G	Development Review	Maria Jose	288-5930	Pending
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Maria Jose	288-5930	Exempt

The choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) is asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2.E.1., Land Development Regulations (LDR), Martin County Code (MCC).

D. Review Board action

A review and recommendation is required on this application from the Local Planning Agency (LPA). Final action on this application is required by the Board of County Commissioners (BCC). Both the

LPA and the BCC meetings must be advertised public hearings.

E. Location and site information

Location: 5.4 acres, located on S.E. Kubin Avenue, north of Maggy's Hammock Park, Port Salerno.

Existing zoning:	R-1B
Future land use:	Residential Estate Density (2 units per acre)
Commission district:	District 4
Community redevelopment area:	N/A
Municipal service taxing unit:	District 4 Municipal Service Taxing Unit
Planning area:	Port Salerno

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

Unresolved issues:

Item #1:

Compatibility with the Future Land Use Map. The Growth Management Department staff has reviewed the Future Land Use Map Amendment in a separate report. Should the proposed change to the Future Land Use Map be adopted, the proposed PC zoning district would correctly implement the respective Public Conservation Future Land Use designation. The proposed PS-1 zoning district will correctly implement the respective General Institutional Future Land Use designation

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

Unresolved issues:

No site plan has been proposed. See Section F. above.

Additional Information:

Changes to the zoning atlas do not authorize any development activity. Criteria associated with this area of review are applied in conjunction with site plan review processes. Any specific department issues will be addressed at such time as development of the subject site is proposed.

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

See above statement.

I. Determination of compliance with the property management requirements - Engineering Department

See above statement.

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

See above statement.

K. Determination of compliance with transportation requirements - Engineering Department

See above statement.

L. Determination of compliance with county surveyor - Engineering Department

See above statement.

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

See above statement.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

See above statement.

O. Determination of compliance with utilities requirements - Utilities Department

See above statement.

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

See above statement.

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

See above statement.

R. Determination of compliance with Martin County Health Department and Martin County School Board

See above statement

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

Review is ongoing.

T. 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. (2016). 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.

U. Post-approval requirements

Not applicable.

V. Local, State, and Federal Permits

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

W. Fees

Not applicable.

X. General application information

Applicant: Martin County Board of County Commissioners.

Y. Acronyms

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

Z. Figures/Attachments

Figures within the report:

Figure 1, Past Zoning Resolutions

Figure 2, Proposed Zoning Map

Permitted Uses -Category "B" Districts

**TABLE 3.11.3
PERMITTED USES - CATEGORY "B" DISTRICTS**

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
<i>Residential Uses</i>															
Accessory dwelling units															
Apartment hotels															
Mobile homes											P	P			
Modular homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multifamily dwellings															
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	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															
Aquaculture															
Crop farms															
Dairies															
Exotic wildlife sanctuaries															
Farmer's markets															
Feed lots															
Fishing and hunting camps															
Orchards and groves															
Plant nurseries and landscape services															
Ranches															

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
Silviculture															
Stables, commercial															
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	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional facilities															
Cultural or civic uses															
Dredge spoil facilities															
Educational institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
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 or fewer residents	P	P	P	P	P	P	P	P	P		P	P	P	P	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	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post offices															

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
Protective and emergency services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public libraries	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, active	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public vehicle storage and maintenance															
Recycling drop-off centers															
Residential care facilities															
Solid waste disposal areas															
Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>Commercial and Business Uses</i>															
Adult business															
Bed and breakfast inns	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Business and professional offices															
Campgrounds															
Commercial amusements, indoor															
Commercial amusements, outdoor															
Commercial day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Construction industry trades															
Construction sales and services															
Family day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Financial institutions															
Flea markets															
Funeral homes															
General retail sales and services															
Golf courses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Golf driving ranges															
Hotels and motels															

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
Kennels, commercial															
Limited retail sales and services															
Marinas, commercial															
Marine education and research															
Medical services															
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											P				
Residential storage facilities															
Restaurants, convenience, with drive through facilities															
Restaurants, convenience without drive through facilities															
Restaurants, general															
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															
Airports, general aviation															
<i>Industrial Uses</i>															
Composting, where such use was approved or lawfully established prior to March 1, 2003															

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
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															

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005; Ord. No. 809, pt. 1, 9-9-2008)

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

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

RESOLUTION NUMBER 21-4.2

**A RESOLUTION OF MARTIN COUNTY, FLORIDA, TO INITIATE FUTURE LAND USE
MAP AMENDMENTS TO THE COMPREHENSIVE GROWTH MANAGEMENT PLAN**

WHEREAS, on March 12, 2021, Martin County acquired a 5.4 acre property located north of Maggy's Hammock Park; and

WHEREAS, this property, located on S.E. Kubin Avenue, is currently designated with the Residential Estate Density (2 units per acre) future land use and the R-1B zoning district; and

WHEREAS, utilization of this property for conservation uses may be more appropriate due to its proximity to Maggy's Hammock Park; and

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

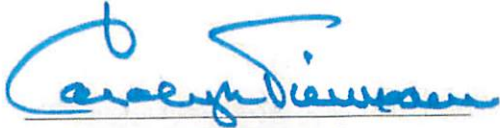
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
MARTIN COUNTY, FLORIDA, THAT:**

The Martin County Board of Commissioners herein initiates a Comprehensive Plan Amendment to change the future land use and zoning to the most appropriate designation for the property identified in the attached Exhibit A, which contains the Legal Description and the Location Map.

DULY PASSED AND ADOPTED THIS 13th DAY OF APRIL 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA



CAROLYN TIMMANN,
CLERK OF THE CIRCUIT
COURT AND COMPTROLLER

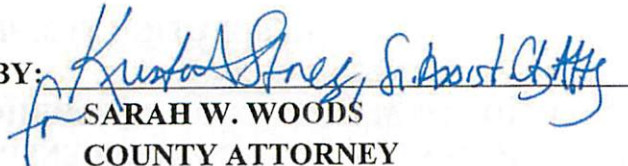
BY:



STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY:



SARAH W. WOODS
COUNTY ATTORNEY

Exhibit A

Parcel ID Number: 48-38-41-000-020-00000-1

Legal Description:

Lot 20, Subdivision of Lots 13 and 14 Hanson Grant, according to the map or plat thereof, as recorded in Plat Book 1, Page (s) 89, of the Public Records of Palm Beach (now Martin) County, Florida. Less and except the east 10 feet of the above described property.



Public Notice

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

April 21, 2021

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

RIP: Maggy's Hammock CPA# 21-06

Attn:

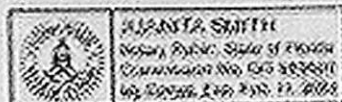
This letter is to certify that the above referenced sign(s) were installed per Martin County requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10-6 Development Review Procedures.


Kurt C. Larson

4/21/21
Date

State of Florida
County of Martin

Kurt C. Larson, who is personally known to me, who did not take an oath,
acknowledged the foregoing instrument before me on 4/21/2021.







MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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

DOUG SMITH

Commissioner, District 1

STACEY HETHERINGTON

Commissioner, District 2

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Commissioner, District 4

EDWARD V. CIAMPI

Commissioner, District 5

TARYN KRYZDA, CPM

County Administrator

SARAH W. WOODS

County Attorney

TELEPHONE (772) 288-5400

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May 13, 2021

Re: Notice of public hearing regarding CPA 21-06 Maggy's Hammock Park: an application initiated by the Board of County Commissioners to change the Future Land Use and Zoning of a parcel of land

Dear Property Owner:

As the owner of property within 1,000 feet of the property shown on the enclosed location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: Residential Estate Density (2 upa)

TO: Public Conservation and General Institutional

And to change the zoning district:

FROM: R-1B (Single Family District)

TO: PC (Public Conservation District), and PS-1 (Public Service District) or the most appropriate zoning district

The date, time, and place of the scheduled hearings are:

1st Public Hearing:

Local Planning Agency

Date: Thursday, June 3, 2021

Time: 7:00 P.M., or as soon thereafter as the items can be heard.

2nd Public Hearing:

Board of County Commissioners

Date: Tuesday, July 13, 2021

Time: 9:00 A.M., or as soon thereafter as the items can be heard

Location:

Martin County Administrative Center

2401 SE Monterey Road

Stuart, FL 34996

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

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

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

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

Public involvement opportunities: All interested persons are invited to attend the above-described hearings and will have an opportunity to speak. Written comments will be included as part of the public record of the application.

Submit Written Comments to: Paul Schilling, Director
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

To view the staff reports, please visit the County's website at:

<https://www.martin.fl.us/CompPlanningStaffReports>

Martin County - Growth Management

N/A

A-18-All

Maggys Hammock

Advertiser:

Agency:

Section-Page-Zone(s):

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Size:

Color Type:

Stuart News

Friday, June 25, 2021

Vaccines

Continued from Page 17A

figures and/or estimates of vaccinations reported large gaps in vaccinations.

The publicly operated Sarasota Memorial Healthcare System, which requires employees to report their vaccination status, had among the highest known vaccination numbers of the hospitals contacted for this story.

Spokeswoman Kim Savage said last week that the organization's overall staff vaccination rate was 65%. About 90% of its 1,000 physicians and medical staff have at least one of two required shots, Savage added. The health care system has held its own vaccination clinics to encourage employee compliance.

"We will continue encouraging vaccination at other community and retail vaccination sites for new employees and those who were initially hesitant," Savage said in an email.

The private Naples-based NCH Healthcare System, Collier County's largest hospital operator, said that more than 65% of its staff — including physicians, contractors and vendors — has

been fully vaccinated. But spokesman Shawn McConnell says that reporting is not required.

Like other hospitals, NCH does not require employees to get shots. But McConnell said that could eventually change.

"NCH is currently discussing the decision to mandate vaccines once FDA approval for the vaccines is granted, however, a final decision has not been made at this time," he said.

Flagler Health, which operates Flagler Hospital in St. Johns County, estimates that 55% of its employees have been vaccinated. St. John's County, home to historic St. Augustine, is consistently ranked as one of Florida's healthiest (and wealthiest) counties.

Spokeswoman Gina Mangus said the healthcare system provides an education program in order to support informed decision-making when it comes to vaccines.

"The voluntary COVID-19 policy was established at the inception of vaccine availability, in collaboration with our inter-professional COVID-19 vaccination team and our ethics committee," Mangus said in an emailed statement.

"As with all of our policies, we will continue to monitor, evaluate and make

adjustments should they be deemed necessary."

Safety Issue?

All hospitals contacted for this story maintain that patient safety is not being compromised, even if large shares of their employees aren't vaccinated.

Front-line workers are required to wear masks at all times and COVID-19 patients are quarantined under standards set by the Centers for Disease Control and Prevention, they say.

Mary Briggs, a spokeswoman for the Lee Health hospital system, said all hospital employees caring for COVID-19 patients are provided with special protective gear. But, like other hospital systems contacted, it won't require staff to alert others if they have not been vaccinated.

Lee Health, for instance, requires a "Flu Proof" sticker for badges of employees who receive mandatory influenza vaccine shots every year. Employees are allowed to opt out for medical and/or religious reasons. Before COVID-19, those not flu-vaccinated had to also wear masks in inpatient areas. Now everyone does.

Still, the federal Occupational Safety

and Health Administration earlier this month published new rules to protect workers from COVID-19, a threat it called a "grave danger." They include rules on social distancing, mask-wearing and allowing employees time to get vaccinated.

They stop short of requiring vaccinations, however. But more hospitals are likely going to do that on their own, said Adalja, the senior scholar at the Johns Hopkins Center for Health Security.

"What I think will happen is more hospitals will start to do this, especially after you had the court decision in favor of Houston Methodist (a hospital that started requiring them)," he said. "I think that will embolden them."

He added: "I would encourage them to just have the courage to just do it," he said.

"Truth is on the side of the vaccine, not on the vaccine-hesitant health care workers."

Nikki Ross, a reporter for The Daytona Beach News-Journal, contributed to this report.

Frank Gluck is a watchdog reporter with The News-Press and the Naples Daily News. Connect with him at fgluck@news-press.com or on Twitter: @FrankGluck

Water

Continued from Page 1A

members. "We didn't talk about human health."

Shifting the conversation from environmental to public health concerns is important, though it was an unpopular opinion when he spoke out about it three years ago.

"I received some criticism from some officials and business leaders who feared it would hurt tourism," Lord said.

It took similar rhetoric and actions from local leaders such as U.S. Rep. Brian Mast, R-Palm City, to begin to change water management policy to keep people safe, Lord said.

"We have a congressman who made it a big issue to work on improving water quality and stopping discharges. We have a governor who seems sympathetic to us and has given us his support," Lord said. "I think we owe a debt of gratitude to the blue-green algae. It changed the conversation."

Cleveland Clinic give patients unique water pollution questionnaire

The hospital has been proactive and is prepared to help patients exposed to toxic and otherwise harmful algae, Lord said.

"We know when it's cyanobacteria season. We have to prepare for it every year. We have signs in our emergency rooms," Lord said. "We have a questionnaire we give to patients. It's a form we developed. We're the only hospital in America passing this form out."

The form asks patients if they have symptoms typical from exposure to harmful algae such as nausea, vomiting, skin rash, eye irritation or respiratory issues. But more research is needed on the long-term effects of cyanobacteria exposure, Lord said.

Some preliminary research indicates a link between long-term inhalation of the toxin microcystin with fatal liver disease and neurological ailments such as Alzheimer's, Parkinson's and Lou Gehrig's diseases. BMAA is the suspected culprit.

"I'm in the business of taking care of sick people," Lord said, "but I'd like to be in the business of keeping people well."

What the future holds for Cleveland Clinic Martin Health CEO

Lord said he hopes to see the day when there are no Lake Okechobee discharges; when most of the excess water is diverted south into the Everglades where it is needed; and when water is clean in Lake O as well as stormwater runoff from agricultural lands into the C-23 and C-24 canals in St. Lucie and Martin counties, respectively.

When Lord retires at the end of the year, he hopes to spend more time fishing with his grandsons in search of snook and spotted seatrout.

"I also look forward to continuing to advocate for clean water," he said. "My happiest memories here involve fishing in the Indian River Lagoon, the St. Lucie River and the (St. Lucie) Inlet. I love the rivers and the creatures that live in them."

The Rivers Coalition, founded in 1998 after particularly destructive Lake O discharges, includes 50 organizations, homeowner associations, businesses, clubs and individuals.

They advocate ending Lake O discharges and cleaning the polluted St. Lucie River and Indian River Lagoon waters.

Thursday was the group's first in-person meeting since February 2020 because of the coronavirus pandemic.

Ed Killer is TCPalm's outdoors writer. Sign up for his and other weekly newsletters at profile.tcpalm.com/newsletters/manage. Friend Ed on Facebook at Ed Killer, follow him on Twitter at @tcpalmkiller or email him at ed.killer@tcpalm.com.



Rob Lord, president of Cleveland Clinic Martin Health, speaks to the Rivers Coalition on June 24 about the human health problems created by harmful algae. KILLER/TCPALM

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NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on July 13, 2021 beginning at 9:00 A.M., or as soon thereafter as the items may be heard, to review the following items:

1. Comprehensive Plan Amendment 21-01, Chapter 5, Transportation Element: A request to amend the text of Chapter 5, Transportation Element of the Martin County Comprehensive Growth Management Plan.
2. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 21-05, MAGGY'S HAMMOCK PARK, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN, PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY, PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.

In conjunction with:

3. A RESOLUTION OF MARTIN COUNTY, FLORIDA, REGARDING AN APPLICATION TO CHANGE THE ZONING DISTRICT FROM R-1B, SINGLE FAMILY RESIDENTIAL DISTRICT TO PG, PUBLIC CONSERVATION DISTRICT AND PG-1, PUBLIC SERVICE DISTRICT OR THE MOST APPROPRIATE ZONING DISTRICT ON 5.4 ACRES AT S.E. KUBIN AVENUE, NORTH OF MAGGY'S HAMMOCK PARK, PORT SALERNO.

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 288-5495.

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

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to 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.



Prepared by: Maria Jose, M.S.
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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

RESOLUTION NUMBER _____

A RESOLUTION OF MARTIN COUNTY, FLORIDA, REGARDING AN APPLICATION TO CHANGE THE ZONING DISTRICT FROM R-1B, SINGLE FAMILY RESIDENTIAL DISTRICT, TO PC, PUBLIC CONSERVATION DISTRICT AND PS-1, PUBLIC SERVICE DISTRICT OR THE MOST APPROPRIATE ZONING DISTRICT ON 5.4 ACRES AT S.E. KUBIN AVENUE, NORTH OF MAGGY'S HAMMOCK PARK, PORT SALERNO.

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

1. The Board of County Commissioners initiated an amendment to the zoning atlas to change the zoning district classification on ±5.4 acres of land located at S.E. Kubin Avenue, north of Maggy's Hammock Park.
2. The Local Planning Agency heard the application at a public hearing on June 3, 2021. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing, this Board held a public hearing on the application on July 13, 2021.
5. At the public hearing, 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 COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

- A. The zoning district classification for that portion of the property described in Exhibit A is hereby changed from R-1B (Single Family Residential District) to PC (Public Conservation District) and the zoning district classification for that portion of the property described in Exhibit B is hereby changed from R-1B (Single Family Residential District) to PS-1 (Public Service 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. If Comprehensive Plan Amendment 21-06, Maggy's Hammock Park is not timely challenged, this resolution shall become effective 31 days after adoption by the Board of County Commissioners. If CPA 21-06 is timely challenged, this resolution shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on CPA 21-06 may be issued or commence before it has become effective.
- E. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the Applicants by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 13th DAY OF JULY 2021.

ATTEST:

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

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

**BY: _____
STACEY HETHERINGTON, CHAIR**

**APPROVED AS TO FORM
& LEGAL SUFFICIENCY:**

**BY: _____
SARAH W. WOODS, COUNTY ATTORNEY**

MARTIN COUNTY, STUART, FLORIDA
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-023A.DWG | M.C. PROJ. NO. 21-023 | SHEET NO. 1 OF 3

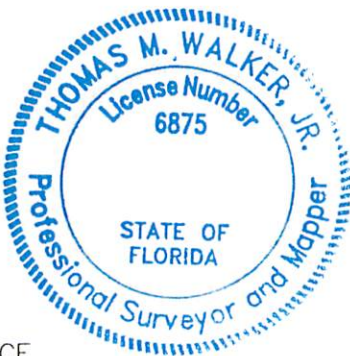
EXHIBIT A


SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE BOUNDARY SURVEY OF LOT 20 OF SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT S/D, PREFORMED BY CHRISTIAN FENEX AND ASSOCIATES, LLC, SKETCH NUMBER 218079_LOT20-MC_2-11-2021.DWG, DATED 2/20/21 AND HANSON GRANT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2 AND 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS NORTH 46°10'12" WEST ALONG THE CENTERLINE OF SE KUBIN AVE, AS PER SAID BOUNDARY SURVEY AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: C=CENTERLINE, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, ROW=RIGHT-OF-WAY.

SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

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BY COMPLETING OUR ACCESSIBILITY FEEDBACK
FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK.




THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875
DATE: JUN 18 2021

PC ZONING DISTRICT PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM	
DRAWN BY : JMM	SCALE : N/A
DATE : 6/10/2021	
DRAWING # 21-023A	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-023A.DWG | M.C. PROJ. NO. 21-023 | SHEET NO. 2 OF 3

EXHIBIT A

DESCRIPTION

LOT 20, SUBDIVISION OF LOTS 13 AND 14 HANSON GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 89, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPT THE EAST 10 FEET OF THE ABOVE DESCRIBED PROPERTY.

AND

LESS AND EXCEPT THE SOUTHERLY 125 FEET OF THE EASTERLY 125 FEET OF THE ABOVE DESCRIBED PARCEL.

SAID PARCEL CONTAINS 216,839 SQUARE FEET, (4.98 ACRES) MORE OR LESS.

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1 AND 3.**

PC ZONING DISTRICT PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM
DRAWN BY : JMM | SCALE : N/A
DATE : 6/10/2021
DRAWING # 21-023A

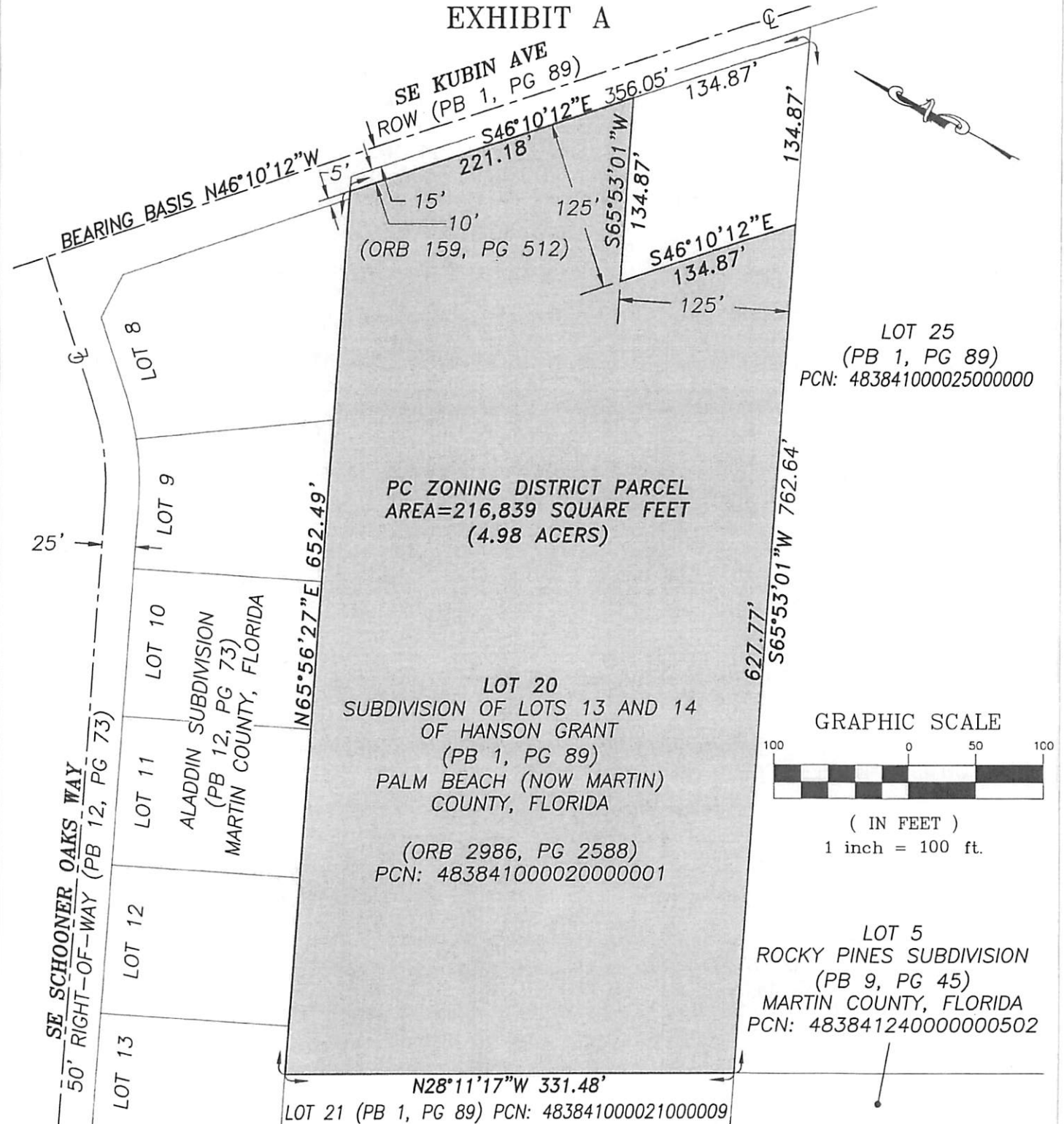
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-023A.DWG M.C. PROJ. NO. 21-023A

SHEET NO. 3 OF 3

EXHIBIT A



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

PC ZONING DISTRICT PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM
DRAWN BY : JMM SCALE : 1"=100'
DATE : 6/10/2021
DRAWING # 21-023A

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

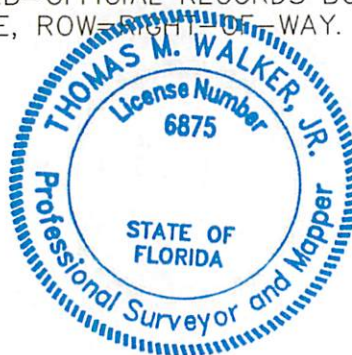
DWG. NAME : 21-023B.DWG | M.C. PROJ. NO. 21-023

SHEET NO. 1 OF 3

EXHIBIT B


SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE BOUNDARY SURVEY OF LOT 20 OF A SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT S/D, PERFORMED BY CHRISTIAN FENEX AND ASSOCIATES, LLC, SKETCH NUMBER 218079_LOT20-MC_2-11-2021.DWG, DATED 2/20/21 AND HANSON GRANT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2 AND 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS NORTH 46°10'12" WEST ALONG THE CENTERLINE OF SE KUBIN AVE, AS PER SAID BOUNDARY SURVEY AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: C=CENTERLINE, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, ROW=RIGHT-OF-WAY.



SURVEYOR AND MAPPER
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THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

DATE: JUN 18 2021

PS-1 ZONING DISTRICT PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM	
DRAWN BY : JMM	SCALE : N/A
DATE : 6/10/2021	
DRAWING # 21-023B	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-023B.DWG M.C. PROJ. NO. 21-023

SHEET NO. 2 OF 3

EXHIBIT B

DESCRIPTION

A PARCEL OF LAND BEING THE SOUTHERLY 125 FEET OF THE EASTERLY 125 FEET OF THE FOLLOWING DESCRIBED PARCEL:

LOT 20, SUBDIVISION OF LOTS 13 AND 14 HANSON GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 89, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPT THE EAST 10 FEET OF THE ABOVE DESCRIBED PROPERTY.

SAID PARCEL CONTAINS 16,858 SQUARE FEET, (0.39 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1 AND 3.

PS-1 ZONING DISTRICT PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM
DRAWN BY : JMM SCALE : N/A
DATE : 6/10/2021
DRAWING # 21-023B

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

SHEET NO. 3 OF 3

EXHIBIT B

SE KUBIN AVE
ROW (PB 1, PG 89)

BEARING BASIS N46°10'12"W

SE SCHOONER OAKS WAY
50' RIGHT-OF-WAY (PB 12, PG 73)

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

ALADDIN SUBDIVISION
(PB 12, PG 73)
MARTIN COUNTY, FLORIDA

LOT 20
SUBDIVISION OF LOTS 13 AND 14
OF HANSON GRANT
(PB 1, PG 89)
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA
(ORB 2986, PG 2588)
PCN: 483841000020000001

LOT 25
(PB 1, PG 89)
PCN: 483841000025000000

PS-1 ZONING DISTRICT PARCEL
AREA=16,858 SQUARE FEET
(0.39 ACRES)

LOT 5
ROCKY PINES SUBDIVISION
(PB 9, PG 45)
MARTIN COUNTY, FLORIDA
PCN: 483841240000000502

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

BOUNDARY MEASUREMENTS:
N46°10'12"E 356.05'
S46°10'12"E 221.18'
N65°53'01"E 134.87'
N46°10'12"W 134.87'
S65°53'01"W 762.64'
N65°56'27"E 652.49'
N28°11'17"W 331.48'

OTHER MEASUREMENTS:
15'
10'
125'
125'
627.77'

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

SUPERVISED BY : MNM	
DRAWN BY : JMM	SCALE : 1"=100'
DATE : 6/10/2021	
DRAWING # 21-023B	

Maria Jose, M.S.
Martin County Board of County Commissioners
Growth Management Department
2401 SE Monterey Road Stuart, FL 34996
mjose@martin.fl.us (772) 288-5930

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 7/13/24 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By: Officer D.C.

PROFESSIONAL EXPERIENCE

Senior Planner, Martin County (November 2020 -Present)

Growth Management Department, Comprehensive Planning Division- Advanced professional level planning work.

- Develops long range planning projects.
- Performs as project manager for special studies, and proposed amendments, presenting them in public hearings to provide the best recommendations.
- Assists in data collection and analysis.
- Updates and improves elements in the Martin County Comprehensive Plan, Code of Ordinances and Land Development Regulations by making necessary amendments.
- Assists the general public and other agencies with planning related information.
- Reviews studies conducted by other agencies.
- Confers with civic leaders, government officials, resident groups and homeowners' associations to identify issues, goals and objectives, and to discuss alternate plans for meeting physical, social and economic needs.
- Plans and schedules work programs.
- Provides technical and advisory assistance to local governments and agencies in matters of comprehensive planning, development and regulatory codes and ordinances and transportation planning.
- Prepares agendas and backup for monthly meetings and special subcommittee meetings as required.

Planner, Martin County (May 2018 to November 2020)

Growth Management Department, Comprehensive Planning Division - Professional level planning work involving research and preparation of planning studies, staff reports, and provision of assistance to the public concerning comprehensive plan and land development questions.

- Prepared reports for Future Land Use Map Amendments and Zoning Amendments, through research and analysis, ensuring proper land use and development.
- Presented in public meetings, providing the best recommendations regarding important future land use/development decisions and help implement policy making decisions.
- Assisted citizens regarding the planning process, providing polite customer service.

Paid Internship in City Planning/Public Administration (November 2017 to May 2018)

- FCCMA Shared Internship, worked as an intern for the City of Deltona, providing service to the Planning and Development Services Department, as well as the Center at

Deltona and was trained to manage multiple aspects of City Planning and Public Administration.

- Assisted the Planning Director in grant writing for the Center at Deltona via the Volusia ECHO Program.
- Reviewed site plans for proposed developments coming to Deltona, ensuring City Standards and planning regulations are met and assisted the Ordinance Review Committee.
- Provided customer service ensuring high quality service to clients.
- Internship continued at County of Volusia (February 2018- May 2018)
- Worked for the Planning & Development Services, participating in a future land use GIS project, helping with spatial data analysis, data collection, and mapping using ArcGIS.
- Participated in site plan reviews and long range planning activities, wrote reports and created presentations/excel spread sheets regarding land use codes and the comprehensive plan.

EDUCATION

University of Central Florida, Orlando, Florida

- Master of Science in Urban and Regional Planning (Graduated in May 2018)

University of South Florida, Tampa, Florida

- Bachelor of Arts in Communication Sciences and Disorders (Graduated in May 2015)