NPH-2 EP-2

Maria Jose, M.S. Martin County Board of County Commissioners Growth Management Department 2401 SE Monterey Road Stuart, FL 34996

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PROFESSIONAL EXPERIENCE

Senior Planner - Comprehensive Planning Division - November 2020 -present

Advanced professional level planning

- Develops long range planning projects.
- Plans and schedules work programs.
- Establishes time frames for completion of work.
- Performs as project manager for special studies, projects and plans.
- Assists in data collection and analysis.
- 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.
- 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.
- Develops improved work methods to accelerate formulation and completion of planning programs and projects. Performs work related to this job description as required.

Planner - Comprehensive Planning Division - May 2018 to November 2020

Professional 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.

- Planner working in the Comprehensive Planning Division, Growth Management Department, specializing in long term, comprehensive planning
- Trained in writing reports for Future Land Use Map Amendments and Zoning Amendments, through research and analysis, ensuring proper land use and development
- Presents in public meetings, in front of the Board of Commissioners, and Local Planning Agency, to provide the best recommendations regarding important future land use/development decisions and help implement policy making decisions that impact Martin County and its residents, considering all factors such as environmental and public concerns

- Updates and improves elements in the Martin County Comprehensive Plan, Code of Ordinances and Land Development Regulations by making necessary amendments
- Assists citizens regarding development plans, providing polite customer service and education regarding the various planning and legal processes

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)



Local Planning Agency

Agenda Item Summary

File ID: 21-0841 NPH-2 Meeting Date: 7/1/2021

PLACEMENT: New Business

TITLE:

FEDERAL HIGHWAY & RIDGEWAY TERRACE REZONING (QUASI-JUDICIAL)

EXECUTIVE SUMMARY:

Application for re-zoning from R-3A (Liberal Multiple Family District) to GC (General Commercial) or the most appropriate zoning district on 1.38 acres regarding Comprehensive Plan Amendment 21-02, Federal Hwy. & Ridgeway Terrace.

Requested by: Josh Long, Gunster Law Firm

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

PREPARED BY: Joan Seaman, Administrative Specialist II

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CPA 21-02 Federal Highway and Ridgeway Terrace REZONING

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A. Application Information

Request Number: CPA 21-02 Federal Highway and Ridgeway Terrace

Report Issuance Date: May 28, 2021

Applicant: Grove Bluff, LLC.

Agent: Gunster Law Firm

Joshua Long, AICP

800 SE Monterey Commons Blvd.

Stuart, FL 34996

Planner: Maria Jose, M.S., Senior Planner

Growth Management Director: Paul Schilling

PUBLIC HEARINGS:DateActionLocal Planning Agency:7/1/2021TBDBoard of County Commission Adoption:TBDTBD

B. Project description and analysis

This application is a request for a zoning district change on a parcel from R-3A, Liberal Multiple Family District to GC, General Commercial on 1.38 acres located at 8530 S.E. Federal Hwy., Hobe Sound, located west of the intersection of S.E. Ridgeway Terrace and S.E. Federal Hwy. The application was submitted concurrently with a Future Land Use Map (FLUM) change from Medium Density Residential to General Commercial on the 1.38 acre subject site.

Zoning District	District Purpose
CC	The CC district is intended to implement the
(Community Commercial District)	CGMP policies for lands designated Commercial
	General on the Future Land Use Map of the
	CGMP. This district is designed to minimize the
	potential for negative impacts on surrounding
	properties.
GC	The GC district is intended to implement the
(General Commercial District)	CGMP policies for lands designated Commercial
	General on the Future Land Use Map of the
	CGMP.

Staff recommendation:

Staff recommends approval of the zoning district change from R-3A, Liberal Multiple Family District to GC. The decision on the appropriate zoning depends on the final decision for the future land use

designations on the property. The proposed zoning district, GC, implements the General Commercial future land use designation and is the applicant's requested zoning district.

Permitted Uses and Standards:

The existing zoning district of the subject property R-3A is a Category C zoning district and the permitted uses and standards for them are listed in Section 3.407. of the Land Development Regulations (LDR). The excerpt is shown below. Also below are excerpts from Article 3 of the Land Development Regulations, Martin County Code including the permitted use schedule and development standards for the proposed GC zoning district, which is a Category A district. Lands zoned in accordance with this Division shall be limited to the uses indicated as permitted in Table 3.11.2. The "P" indicates that the use is permitted within that zoning district provided that the use can be developed in accordance with, the requirements set forth in Divisions 3 and 4 and all other applicable requirements of this Article and the Land Development Regulations.

Excerpt from the LDR regarding existing zoning, R-3A:

Sec. 3.407. R-3A Liberal Multiple-Family District.

- 3.407.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes subject to any additional limitations pursuant to section 3.402:
 - 1. Any uses permitted in the R-3 Multiple-Family Residential District.
 - 2. Restaurants and/or lunchrooms with an enclosed seating capacity of ten persons or more, excluding drive-ins, microbreweries or craft distilleries.
 - 3. Beauty parlors and barbershops.
 - 4. Dry cleaning and laundry pickup stations.
 - 5. Fire stations.
 - 6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
 - 7. Mobile home and travel trailer sales.
 - 8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
 - 9. Professional and business offices.
 - 10. Retail stores.
- 3.407.B. *Required lot area and width.* Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured at the building line:
 - 1. *Single-family structures:* The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.
 - 2. *Two-family structures:* The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.
 - 3. *Apartment buildings:* There shall be a minimum building site of 15,000 square feet with a minimum width of 100 feet measured at the building line for the first four apartment units. For

each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.

4. *Triplex structures:* The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.

3.407.C. *Minimum yards required*.

1. Front:

1 story: 20 feet. 2 stories: 25 feet.

2. Sides and rear:

1 story: 6 feet. 2 stories: 10 feet.

- 3. For structures in excess of two stories, five feet shall be added to the required yards per story.
- 4. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
- 5. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.
- 6. No setback or yard shall be required adjacent to water frontage.
- 3.407.D. Building height regulations.
 - 1. The maximum building height in this district shall be four stories or 40 feet.
- 3.407.E. *Percentage of land coverage.*
 - 1. One- to four-story dwelling structures and accessory structures shall not occupy more than 30 percent of the building site required.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-02; Ord. No. 1094, pt. 4, 1-29-2019)

Excerpt from the LDR regarding proposed zoning district, GC:

TABLE 3.11.2 PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS

USE CATEGORY	CC	G C
Residential Uses		
Accessory dwelling units		
Apartment hotels	Р	Р
Mobile homes		
Modular homes		

USE CATEGORY	C	G C
Multifamily dwellings		
Single-family detached dwellings		
Single-family detached dwellings, if established prior to the effective date of this ordinance		
Townhouse dwellings		
Duplex dwellings		
Zero lot line single-family dwellings		
Agricultural Uses		
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	Р	Р
Ranches		
Silviculture		
Stables, commercial		
Storage of agricultural equipment, supplies and produce		
Wildlife rehabilitation facilities		
Public and Institutional Uses		
Administrative services, not-for-profit	Р	Р
Cemeteries, crematory operations and columbaria		
Community centers	Р	Р
Correctional facilities		
Cultural or civic uses	Р	Р
Dredge spoil facilities		
Educational institutions	Р	Р

USE CATEGORY	C C	G C
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		Р
Neighborhood assisted residences with six (6) or fewer residents		
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	Р	Р
Post offices	Р	Р
Protective and emergency services	Р	Р
Public libraries	Р	Р
Public parks and recreation areas, active	Р	Р
Public parks and recreation areas, passive	Р	Р
Public vehicle storage and maintenance		
Recycling drop-off centers	Р	Р
Residential care facilities	Р	
Solid waste disposal areas		
Utilities	Р	Р
Commercial and Business Uses		
Adult business		
Ancillary retail use		
Bed and breakfast inns	Р	
Business and professional offices	Р	Р
Campgrounds		
Commercial amusements, indoor	Р	Р
Commercial amusements, outdoor		Р
Commercial day care	Р	Р
Construction industry trades	Р	Р

Construction sales and services P Family day care Financial institutions P Flea markets Funeral homes P General retail sales and services P Golf courses Golf driving ranges Hotels, motels, resorts and spas P Kennels, commercial Limited retail sales and services P Marinas, commercial Limited retail sales and services P Marine education and research Medical services P Pain management clinics Parking lots and garages P Recreational vehicle parks P Recreational vehicle parks P Residential storage facilities P Restaurants, convenience, with drive-through facilities Restaurants, convenience, without drive-through facilities P Restaurants anges Shooting ranges Shooting ranges, indoor P Shooting ranges, outdoor Trades and skilled services Vehicular service and maintenance Veterinary medical services P Wholesale trades and services Transportation, Communication and Utilities Uses	G C
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Wholesale trades and services	Р
	Р
Transportation, Communication and Utilities Uses	Р
I I	
Airstrips	

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USE CATEGORY	C C	G C
Airports, general aviation		
Truck stop/travel center		
Industrial Uses		
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		
Life Science, Technology and Research (LSTAR) Uses		
Biomedical research	Р	Р
Bioscience research	Р	Р
Computer and electronic components research and assembly	Р	Р
Computer and electronic products research and assembly	Р	Р
Computer programming/software research	Р	Р
Computer system design	Р	Р
Electromedical apparatus research and assembly	Р	Р
Electronic equipment research and assembly	Р	Р
Laser research and assembly	Р	Р
Lens research	Р	Р
Management, scientific and technical services	Р	Р
Marine Research	Р	Р
Medical and dental labs	Р	Р
Medical equipment assembly	Р	Р
Optical equipment assembly	Р	Р
Optical instruments assembly	Р	Р
Optoelectronics assembly	Р	Р
Pharmaceutical products research	Р	Р
Precision instrument assembly	Р	Р

Professional, scientific and technical services Reproducing magnetic and optical media	P	
Reproducing magnetic and optical media		Р
	Р	Р
Research and development laboratories and facilities, including alternative energy	Р	Р
Scientific and technical consulting services	Р	Р
Simulation training	Р	Р
Technology centers	Р	Р
Telecommunications research	Р	Р
Testing laboratories	Р	Р
Targeted Industries Business (TIB) Uses		
Aviation and aerospace manufacturing		
Business-to-business sales and marketing	Р	Р
Chemical manufacturing		
Convention centers	Р	Р
Credit bureaus	Р	Р
Credit intermediation and related activities	Р	Р
Customer care centers	Р	Р
Customer support	Р	Р
Data processing services	Р	Р
Electrical equipment and appliance component manufacturing		
Electronic flight simulator manufacturing		
Fiber optic cable manufacturing		
Film, video, audio and electronic media production and postproduction	Р	Р
Food and beverage products manufacturing		
Funds, trusts and other financial vehicles	Р	Р
Furniture and related products manufacturing		
Health and beauty products manufacturing		
Information services and data processing	Р	Р
Insurance carriers	Р	Р
Internet service providers, web search portals	Р	Р
Irradiation apparatus manufacturing		
Lens manufacturing		
Machinery manufacturing		

USE CATEGORY	C C	G
Managament convices	Р	P
Management services	Р	Р
Marine and marine related manufacturing		
Metal manufacturing		
National, international and regional headquarters	Р	Р
Nondepository credit institutions	Р	Р
Offices of bank holding companies	Р	Р
On-line information services	Р	Р
Performing arts centers	Р	Р
Plastics and rubber products manufacturing		
Printing and related support activities		
Railroad transportation		
Reproducing magnetic and optical media manufacturing		
Securities, commodity contracts	Р	Р
Semiconductor manufacturing		
Simulation training	Р	Р
Spectator sports	Р	Р
Surgical and medical instrument manufacturing		
Technical support	Р	Р
Telephonic and on-line business services	Р	Р
Textile mills and apparel manufacturing		
Transportation air		
Transportation equipment manufacturing		
Transportation services		Р
Transaction processing	Р	Р
Trucking and warehousing		
Wood and paper product manufacturing		

(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)

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LDR, Article 3, Sec. 3.12. 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.

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	CC	10,000	80		20.00	50	30	30	
A	GC	10,000	80	_	20.00	60	40	20	

TABLE 3.12.2. STRUCTURE SETBACKS

		Front/by story (ft.)			Rear/by story (ft.)			Side/by story (ft.)					
C A T	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	CC	25	25	25	25	20	20	30	40	10	10	20	30
A	GC	25	25	25	25	20	20	30	40	10	10	20	30

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

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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 21-02, Federal Highway and Ridgeway Terrace FLUM Amendment. The report discusses compatibility with the Martin County CGMP and recommends General Commercial future land use designation. GC and CC zoning districts are the only standard zoning districts that implement General Commercial future land use designation. However, GC and CC have some differences in permitted uses and development standards.

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

The site and the requested GC zoning district implements the proposed General Commercial future land use pursuant to the requirements and standards of the LDR. The site meets the minimum lot width and minimum lot size for the GC zoning district. Any site plan proposed on the 1.38 acres must comply with all applicable land development regulations.

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 GC zoning district implements the proposed General Commercial future land use. The GC zoning district permits uses such as general retail sales and services, in accordance with the CGMP policies. The subject site is located on a major roadway and exceeds the minimum lot size, 10,000 square feet shown in Table 3.12.1 above. The proposed GC zoning district will not be in conflict with the preserve areas established on the surrounding lands.

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

The growth in the area, particularly the surrounding residential and commercial uses, and public infrastructure improvements, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics. There have been some zoning changes in the area. The future land use map amendments discussed in Section 1.4 of the staff report for CPA 21-02 identifies the changes to the Future Land Use Map since 1982 to parcels near the subject site. The rezonings listed below facilitate the development of vacant land consistent with the adopted Future Land Use Map. See Figure 1, which shows all the past zoning resolutions

Page 11 of 16 12

in the area nearby the subject parcel.

- A. **Resolution 06-9.105**: Zoning amendment, where property was changed from R-3A to COR-1.
- B. **Resolution 88-6.15**: Zoning amendment, where property was changed from R-3A and R-2 to COR-1.
- C. **Resolution 11-4.21:** Zoning amendment, where property was changed from R-3A to GC.
- D. **Resolution 00-11.24:** Zoning amendment, where property was changed from R-3A, A-1 and R-2B to R-M5 and R-M8.
- E. **Resolution 88-3.1:** Zoning amendment, where property was changed from RT and R-2B to GC.
- F. **Resolution 09-5.30**: Zoning amendment, where property was changed from R-3A to COR-1.



Figure 1, where the subject site is in blue and parcels marked white had rezonings.

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

The property is located in the Primary Urban Service District (PUSD). All required public facilities and services are in place to support future development in accordance with the GC zoning district.

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,

The change in future land use is in direct response to the pattern of growth and the investment in

public facilities and services that has occurred since the CGMP was adopted. The proposed request will conserve and enhance the value of existing developments and will support a reasonable mix of land uses in the area, while using the county's resources efficiently and economically.

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



Figure 2, Proposed Zoning District, GC, with subject site highlighted in black.

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

CPA 21-02 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: Approximately ± 1.38 acres, located at the southeast corner of SW Kanner Hwy. and Pratt Whitney Road, in Stuart.

Existing zoning: R-3A

Future land use: Medium Density Residential

Commission district: District 4
Community redevelopment area: N/A

Municipal service taxing unit: District 4 Municipal Service Taxing Unit

Planning area: South County

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 GC zoning district would correctly implement the respective General Commercial 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.

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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

Page 15 of 16 **16**

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 and Property Owner: Grove Bluff, LLC.

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

Page 16 of 16 **17**



Our Client No: 51859.00002 Writer's Direct No.: (772) 288-1980 Writer's E-mail Address: jlong@gunster.com

January 29, 2021

Paul Schilling, AICP Martin County Growth Management Director 2401 S.E. Monterey Road Stuart. Florida 34996

Re: Future Land Use Map w/ concurrent Zoning Change

Completeness Review Cover Letter

SE Federal Highway and SE Ridgeway Terrace

Dear Paul:

It is our pleasure to submit on behalf of our client, Grove Bluff, LLC, a Future Land Use Map Amendment with concurrent Zoning Change application. The property is approximately 1.38 acres in size and is located at 8530 SE Federal Highway, Hobe Sound Florida, Parcel ID: 34-38-42-021-000-00160-2.

Enclosed you will find one (1) paper copy of our Future Land Use Map Amendment Application and one copy of our Zoning Change application along with a disk which contains an electronic version of both applications. Each application checklist item which is not included with our submittal is identified below. For ease of review we use the same numbering system found on the County Checklist.

Future Land Use Map Amendment Application

- 10. Proposed Text Amendment Not included with this FLUM application, a separate Comp Plan Text Amendment application has been submitted.
- 13. School Impact Worksheet Not Applicable, no residential proposed.

Zoning Change Application

School Impact Worksheet - Not Applicable, no residential proposed.

If you have any questions or need further information, please do not hesitate to contact me at 772-288-1980.

Best regards.

Joshua I. Long, AICP

Joshua F. Long

cc: Client

Robert S. Raynes, Jr., Esq.

Enclosures



A.

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

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GENERAL INFORMATION Type of Application:	Zoning Change		
Name or Title of Proposed Project:	SE Federal Hwy & SE Ridgeway Te	rrace FLUM & Rezoning	
Brief Project Description: A Future Land Use Map Amendment parcel located on the northwest corner Sound, Florida.			
Was a Pre-Application Held? YI	ES/NO Pre-Application Meeting	Date:	
Is there Previous Project Information	on? YES/NO 🗸		
Previous Project Number if applica	ble: N/A	_	
Previous Project Name if applicable: N/A			
Parcel Control Number(s) 34-38-42-021-000-00160-2 PROPERTY OWNER INFORM	IATION		
Owner (Name or Company): TMHO			
Company Representative: Elizabeth P			
Address: 1377 N. Killian Drive	2 2		
City: Lake Park	, State: FL	Zip: <u>33403</u>	
Phone: 561-389-9180 & 561-578-995		Fmail: teamproce@gmail.com	

B.

C. PROJECT PROFESSIONALS

Company Representative: Bert Pascual Address: 900 SW 80th CT City: Miami	Applicant (Name or Company): Grove Bluff, LLC		
City: Miami	Company Representative: Bert Pascual		
Phone: 305-992-6928 Email: egnbpascual@gmail.com Agent (Name or Company): Gunster Law Firm Company Representative: Robert S. Raynes, Jr. Esq. Address: 800 SE Monterery Commons Blvd., Suite 200 City: Stuart , State: FL Zip: 34996 Phone: 772-288-1980 Email: rraynes@gunster.com Contract Purchaser (Name or Company): Same as Applicant Company Representative: Address: City: , State: Zip: Email: Land Planner (Name or Company): Same as Agent Company Representative: Joshua I. Long, AICP Address: 800 SE Monterey Commons Blvd., Suite 200 City: Stuart , State: FL Zip: 34996 Phone: 561-650-0719 Email: jlong@gunster.com Landscape Architect (Name or Company): N/A Company Representative: Address: City: , State: Zip: Phone: Email: Surveyor (Name or Company): R.L. Vaught & Associates, Inc Company Representative: Marisa Vaught Address: 9075 SE Bridge Road City: Hobe Sound , State: FL Zip: 33455 Phone: 772-546-8086 Email: vaught@bellsouth.net Civil Engineer (Name or Company): N/A Company Representative: Address: 9075 SE Bridge Road	Address: 900 SW 80th CT		
Phone: 305-992-6928 Email: egnbpascual@gmail.com Agent (Name or Company): Gunster Law Firm Company Representative: Robert S. Raynes, Jr. Esq. Address: 800 SE Monterery Commons Blvd., Suite 200 City: Stuart , State: FL Zip: 34996 Phone: 772-288-1980 Email: rraynes@gunster.com Contract Purchaser (Name or Company): Same as Applicant Company Representative: Address: City: , State: Zip: Email: Land Planner (Name or Company): Same as Agent Company Representative: Joshua I. Long, AICP Address: 800 SE Monterey Commons Blvd., Suite 200 City: Stuart , State: FL Zip: 34996 Phone: 561-650-0719 Email: jlong@gunster.com Landscape Architect (Name or Company): N/A Company Representative: Address: State: Zip: Phone: Email: Surveyor (Name or Company): R.L. Vaught & Associates, Inc Company Representative: Marisa Vaught Address: 9075 SE Bridge Road City: Hobe Sound , State: FL Zip: 33455 Phone: 772-546-8086 Email: vaught@bellsouth.net Civil Engineer (Name or Company): N/A Company Representative: Address: Marisa Vaught Romany Representative: Marisa Vaught Romany Romany Representative: Marisa Vaught Romany Ro	City: Miami	, State:FL	Zip: 33144
Agent (Name or Company): Gunster Law Firm Company Representative: Robert S. Raynes, Jr. Esq. Address: 800 SE Monterery Commons Blvd., Suite 200 City: Stuart , State: L Zip: 34996 Phone: 772-288-1980	D1	Email: egnbpascual	
Company Representative: Robert S. Raynes, Jr. Esq. Address: 800 SE Monterery Commons Blvd., Suite 200 City: Stuart , State: FL Zip: 34996 Phone: 772-288-1980		M	
Address: 800 SE Monterery Commons Blvd., Suite 200 City: Stuart , State: FL Zip: 34996 Phone: 772-288-1980	Agent (Name or Company): Gunster Law Firm	· · · · · · · · · · · · · · · · · · ·	
City: Stuart , State: FL Zip: 34996 Phone: 772-288-1980	1 • 1	•	
Phone: 772-288-1980 Email: rraynes@gunster.com Contract Purchaser (Name or Company): Same as Applicant Company Representative:	Address: 800 SE Monterery Commons Blvd., Suite 200		
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Company Representative: Address: City:			
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City:	Company Representative:		
Phone:	Address:		
Land Planner (Name or Company): Same as Agent Company Representative: Joshua I. Long, AICP Address: 800 SE Monterey Commons Blvd., Suite 200 City: Stuart , State: FL Zip: 34996 Phone: 561-650-0719 Email: jlong@gunster.com Landscape Architect (Name or Company): N/A Company Representative: Address:			Zip:
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Company Representative: Address: City:	Phone:	Email: jlong@gunst	ter.com
Company Representative: Address: City:	Landsona Architect (Name or Company), N/A		
Address: City:			
City:	Address:		
Phone: Email:	City:	C4-4	7.
Surveyor (Name or Company): R.L. Vaught & Associates, Inc Company Representative: Marisa Vaught Address: 9075 SE Bridge Road City: Hobe Sound , State: FL Zip: 33455 Phone: 772-546-8086 Email: vaught@bellsouth.net Civil Engineer (Name or Company): N/A Company Representative: Address:			
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Civil Engineer (Name or Company): N/A Company Representative: Address:	Dhamar 772 546 9096		-
Company Representative:	1 HORE	Eman: vaugmaben	30um.H7t
Company Representative:	Civil Engineer (Name or Company): N/A		
Address:			
Cit	Address:		
VIAIS.	City:	State:	Zip:
City:			ыр

Revised March 2019]

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Susan E.	O'Rourke, P.E., In-	c.
Company Representative: Susan O'Rourke		
Address: 428 SW Akron Ave., Suite 1A		
City: Stuart	, State:FL	Zip: 34994
Phone: 772-781-7918	Email: SEORourke@comcast.net	
Architect (Name or Company): N/A		
Company Representative:		
Address:		
City:	, State:	Zip:
Phone: E	mail:	
Attorney (Name or Company): Same as Agent		
Company Representative:		
Address:	State:	
Phone:	, State: Email:	
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:		
1 110110.		

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877. F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, 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 check if the applicant waives the limitations.

E. 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	1/7/2021 Date
MMAS M Howsed Dox Printed Name Printed Parked Ent.	
	KNOWLEDGMENT
STATE OF: Florida	COUNTY OF: Palm Beach
I hereby certify that the foregoing instrumen	nt was acknowledged before me this day
of JANUARY, 2021	, by Thomas M. Yloward.
He or She is personally known to me or	has producedas
identification.	
Notary Public Signature	Tammy A. Multhy Printed name
STATE OF: Florida	at-large TAMMY A. MURPHY Commission # GG 928878 Expires December 2, 2023 Bonded Thru Budget Notary Services

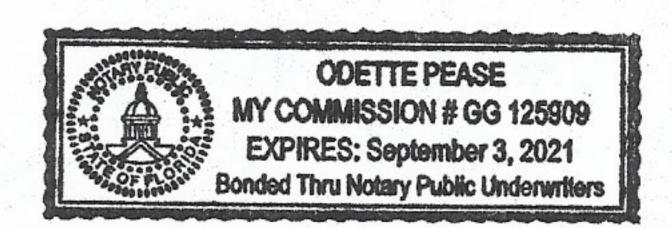


Martin County County Florida Growth Management Department DEVELOPMENT REVIEW DIVISION 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Josh Long attest	that the electronic version included for the
project SE Federal Hwy & SE Ridgeway	
documents that were submitted for sufficiency, ex	cluding any requested modifications made by
the sufficiency review team. All requested modif	ications, if any, have been completed and are
included with the packet.	
1	
	1 20 2 21
Applicant Signature	0/-07-601/ Date
Applicant Signature/	Date
NOTARY ACKNOWI	LEDGMENT
STATE OF: FLORIDA	COUNTY OF: PALM BEACH
I hereby certify that the foregoing instrument v	vas acknowledged before me this 29th day
of January, 2021, 1	
He)or She / is personally known to me or	has producedas
identification.	
\bigcirc	
Odette keese	Odette Pease
Notary Public Signature	Printed name
STATE OF: FLORIDA	at-large





January 29, 2021

Paul Schilling, AICP Martin County Growth Management Director 2401 S.E. Monterey Road Stuart, Florida 34996

Re: Justification Statement: Grove Bluff, LLC Future Land Use Map Amendment with concurrent Zoning Change Application

Dear Paul:

It is our pleasure to submit on behalf of our client, Grove Bluff, LLC, a Future Land Use Map Amendment with concurrent Zoning Change application. Our client has a contract on the property located at 8530 SE Federal Highway, Hobe Sound Florida, Parcel ID: 34-38-42-021-000-00160-2, consisting of approximately 1.38 acres, more or less as identified on the Location Map, attached as **Exhibit "A"** (the "Property").

Background

The Property is currently undeveloped. It has a land classification of Medium Density with a zoning designation of R-3A (Liberal Multi-Family District). Our client is proposing to change the future land use classification to Commercial General, and the zoning designation to GC (General Commercial).

The Property is located at the lighted intersection of SE Federal Highway and SE Ridgeway Terrace. SE Federal Highway is classified as a Major Arterial Road on the Martin County Functional Class and Evacuation Map.

The land use classification, zoning designation and developed uses for the properties surrounding the Property are identified below:

North: Land Use – Medium Density
Zoning – RM-8 (Medium Density Residential District)
Existing Use – Preservation Area for McArthur Golf Club

South: Land Use – Medium Density

Zoning - R-3A (Liberal Multi-Family District) Existing Use – Comcast Maintenance Facility

West: Land Use – Low Density

Zoning - RM-5 (Low Density Residential District).

Existing Use – Preservation Area for McArthur Golf Club

East: Land Use - N/A

Zoning - N/A

Existing Use – SE Federal Highway

It should be noted that the portion of the McArthur Golf Club that borders the Property is depicted as preserve area on the approved McArthur site plan. Therefore, it will provide an adequate buffer for development of the Property thereby protecting any adverse impacts to the residential community of Poinciana Gardens located further to the west.

SE Federal Highway is predominantly non-residential in nature which is appropriate for major arterial roadways. The residential communities that are located along SE Federal Highway are generally located well back from SE Federal Highway.

The intersection of SE Federal Highway and SE Ridgeway Terrace currently support an Indian Motorcycle dealership on the northeast corner of the intersection and the Hobe Sound Fire Station on the southeast corner of the intersection. Further to the south immediately adjacent to the Hobe Sound Fire Station is the recently approved Publix, which is currently under construction. The property further to the east of SE Federal Highway has a land use classification of General Commercial and Mobile Home, with zoning designations of GC (General Commercial) and RT (Mobile Home Density).

General Commercial land use and the wide array of uses allowed with General Commercial are vital for the surrounding residential communities. An analysis of the properties adjacent to the south bound lanes on SE Federal Highway revealed that there are very few vacant, viable General Commercial properties within the area. Further, those few existing properties contain geographical (directly adjacent to residential) or regulatory (PUD) restrictions which restrict viable development of the properties. The closest south bound General Commercial site to the Property is approximately 1.9 miles to the north, this site is restricted to PUD-C: offices, ALF & sit-down restaurants. The next closest south bound General Commercial land, without a PUD restriction, on a lighted intersection is 3.6 miles north on Cove Road which is adjacent to the Hibiscus Park residential community. The next closest south bound General Commercial land that is not adjacent to an established residential community is in Stuart.

Request

The purpose of the requested land use amendment is to recognize the established development trends that have occurred in the area over the past few years, and to allow for the development of the Property to accommodate general retail sales and services and highway oriented sales and services that are unique to and required in the area.

Evaluation and Analysis

The General Commercial land use is designated to accommodate general retail sales and services; highway sales and services; commercial amusement; and trade and warehousing facilities. General Commercial land should be located on highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses.

The Property meets the locational requirements of the General Commercial land use classification. It is located at an existing lighted intersection on a major arterial road in the heart of the Primary Service District. Changing the future land use classification to Commercial General and the zoning designation to GC (General Commercial) would be consistent with the existing development that has occurred in the area. A preservation area as part of the McArthur Golf Club, lies immediately adjacent to the west of the Property and would provide an appropriate buffer and transition to the existing residential neighborhood of Poinciana Gardens further to the west.

The land use classification of Medium Density and zoning designation of R-3A (Liberal Multi-Family District) is no longer appropriate for the Property. The current R-3A zoning designation is inconsistent with the current Medium Density land use classification. Therefore, a mandatory rezoning of the Property would be required prior to any development of the Property.

Furthermore, given the size and depth of the Property it would be impractical for it to be developed under a Medium Density land use and zoning designation adjacent to SE Federal Highway.

The most appropriate land use classification for the Property is General Commercial. It meets the locational requirements of the Commercial General land use classification and GC (General Commercial) zoning designation. The General Commercial land use and zoning will recognize the development trends that have occurred in the area. It will also provide for general retail sales and services as intended by the Comprehensive Plan for properties located in highly accessible parts of the Primary Urban Service District and for sites located on major arterial roads, such as SE Federal Highway.

The R-3A (Liberal Multi-Family District) is an old zoning designation that has been in existence since 1967, fifteen years prior to the existence of the Comprehensive Plan in 1982. The R-3A zoning designation allowed not only residential uses but also many commercial uses, including but not limited to restaurants, professional offices, retail stores and gasoline or other fuel motor stations. The zoning designation that would implement the Medium Density land use classification would not allow any of the commercial uses that are allowed under the R-3A zoning designation and that were historically intended for the Property.

Compatibility with Surrounding Uses and Consistency with Comprehensive Growth Management Plan (CGMP)

Significant changes have occurred in the area since the comprehensive plan was first adopted in 1982. The development trend along SE Federal Highway has seen a mix of uses that include commercial, industrial, institutional, office and residential. A General Commercial land use at the intersection of SE Federal Highway and SE Ridgeway Terrace will complement and support the existing uses surrounding the Property.

Any future development on the subject property will be required to comply with all land development regulations applicable to the General Commercial land use and zoning.

All required public facilities, including potable water, sanitary sewer, solid waste, stormwater management, public safety, parks and transportation, have adequate capacity to serve the proposed project. A concurrency evaluation will be required prior to the issuance of any site plan development order for the Property.

The proposed land use change does not create any internal inconsistencies with the elements of the Comprehensive Growth Management Plan, and the proposed amendment does not require additional urban expansion.

The Property is located within the existing Primary Urban Service District and is not adjacent to the Secondary Urban Service District.

The change from Medium Density to General Commercial will not increase the impacts to adjacent residential properties and results in a logical, timely and orderly development pattern that is compatible with the character of the existing land uses in the adjacent and surrounding areas.

The Property is not located in a community redevelopment area or in a major unincorporated community where an improved design would serve as a focal point.

The change in land use is compatible with existing land use patterns, does not impact natural resources, and is consistent with the capital improvements element and the implementation of adopted levels of service standards.

Environmental Issues

The Property will require further analysis as part of any type of proposed site plan application to ensure compliance with upland and wetland habitat protection requirements.

Commercial/Industrial Lands

Adequate buffering between the proposed retail sales and service use and the residential properties in the area will be provided in accordance with the Land Development Regulations. There are no residential properties which abut the Property. The Property is surrounded by a man-made buffer to the east with SE Federal Highway, and by a preservation area to the west and the north and a Comcast maintenance facility to the south.

The proposed retail sales and service use will not have a significant impact on existing or planned transportation facilities or other commercial activities in the area. All services are available to the Property so there will be no impact on existing and planned community services and utilities.

The proposed General Commercial use is strategically located on SE Federal Highway and will be able to accommodate the specific requirements of land area, site, public facilities and market location. The site will be able to promote efficient traffic flow along thoroughfares, achieve orderly development and will minimize adverse impacts on residential quality.

The proposed General Commercial use for the Property is accessible from a major arterial roadway and can accommodate general retail sales and services, highway-oriented sales and services, commercial amusement, and trade and warehousing facilities. The allowed uses for General Commercial at this location will not generate significant nuisance impacts, noise, vibration, major fire hazards or require extensive outside storage and display, especially given the small size of the Property.

Urban Sprawl

The proposed land use change does not encourage urban sprawl or trigger any of the 13 indicators and eight criteria for urban sprawl (see **Exhibit "B**" attached hereto).

Proliferation of Urban Sprawl

The proposed land use change from Medium Density to General Commercial discourages the proliferation of urban sprawl to a greater extent than the existing Medium Density land use because it does not allow for additional residential uses and it provides for retail sales and services in close proximity to existing residential neighborhoods and businesses (see Exhibit "B" attached hereto).

School Impact Worksheet

A school impact worksheet is not required because no residential units are permitted within the General Commercial land use being proposed.

Water and Sewer Availability

Based on a preliminary analysis of potable water and wastewater service, adequate capacity exists for required services and public facilities and is available to the site.

Comprehensive Plan Amendment Procedures

"...In evaluating each Future Land Use Map amendment request, staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Based on this assumption, staff can recommend approval of a requested change providing that

consistency is maintained with all other elements of this Plan and at least one of the following four items is found to apply:

- (a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or
- (b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with the area land use characteristics; or
- (c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or
- (d) The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents."

Based on evaluation and analysis of the Property's characteristics and the surrounding development trends that have occurred since 1982, when the original future land use maps were adopted, the proposed request clearly meets criteria (a), (b) & (c) and can therefore be recommended for approval by the Local Planning Agency and the Board of County Commissioners.

Conclusion

The land use amendment from Medium Density to General Commercial with the Concurrent Zoning change from R3-A to CG (Commercial General) is both appropriate and timely. The land use and zoning change will allow the development of the Property with commercial uses to serve the residents of Martin County and is justified for the following reasons:

- It is consistent with the Comprehensive Growth Management Plan land use policies;
- It is consistent with the procedural criteria for recommending approval of a land use map amendment;
- It has no measurable impact on the availability of public facilities and services;
- It is more appropriate with the surrounding uses than the existing land use designation;
- It will complement and help support residential uses, offices and small businesses within the area; and
- It is consistent with the development trend along the SE Federal Highway Commercial Corridor.
- It has no adverse impacts on any residential communities in the area.

If you have any questions or need additional information please do not hesitate to contact me any time at rraynes@gunster.com or 772-288-1980.

Sincerely,

Robert S. Raynes, Gr.

Robert S. Raynes, Jr.

cc: Client

Joshua I. Long, AICP

Exhibit "A"

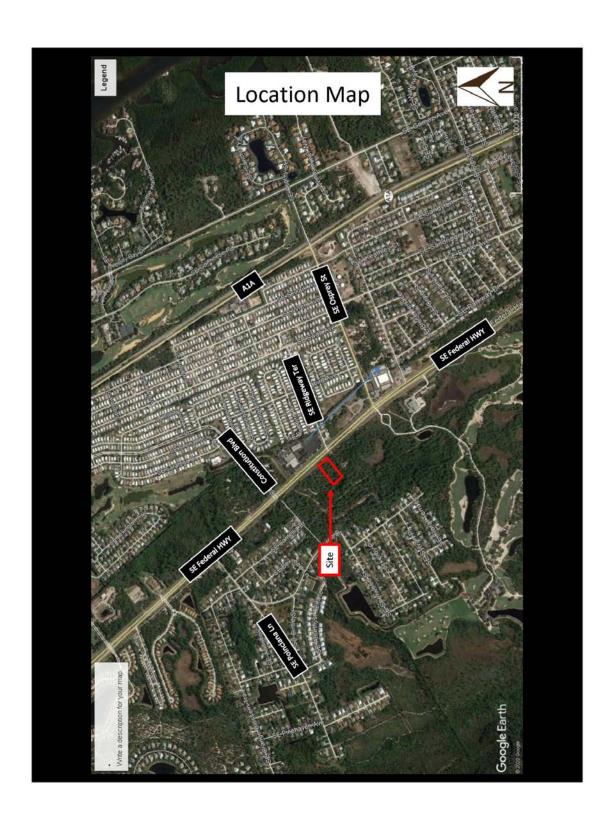


EXHIBIT "B"

Consistency with the CGMP:

Section 1.11.C(2) – Procedures upon application: Staff can recommend approval of a requested change providing that consistency is maintained with all other elements of this Plan and at least if one of the following four items is found to apply:

- (a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or
- (b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or
- (c) The proposed change would correct an inappropriately assigned land use designation; or
- (d) The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.

Demonstration of compliance with Section 1.11.C(2)(a): This application demonstrates that three (3) of the four (4) standards listed in Section 1.11.C(2) apply. Specifically, Section 1.11.(C)(2)(a) with the land use changes that have occurred in the area, Section 1.11.(C)(2)(b) with the development of SE Federal Highway as a major arterial road and commercial corridor, and Section 1.11.(C)(2)(c) with the existing inappropriate land use and zoning.

Section 1.11.(C)(2)(a)

The Property was platted in 1952 other properties within the area were platted at or around this time. Over the course the past 70 years several other properties along the section of the US Highway Corridor where the Property is located have adopted commercial land use designations. Commercial land use along major arterial roads is an appropriate use of land and supports the commercial designations which have occurred over the past 70 years for properties within this area. The Property's location at a lighted intersection along a Major Arterial road makes it ideal for commercial development as opposed to the Medium Density land use classification currently assigned to the Property

Section 1.11.(C)(2)(b)

Population growth in the area warrants the addition of new commercial land use to provide the goods and services for the residents of the area. The portion of Martin County where the Property is located has experienced residential growth and providing more commercial is appropriate to serve the businesses and residents in the area. The existence of residential homes and business in the area requires that commercial services be available

Section 1.11.(C)(2)(c)

The existing land use is inappropriate, the assignment of Medium Residential land use for properties which are only 300' in depth along major arterial roads is a failed planning practice of the past. You cannot develop a multi-family residential development on a long linear property. Multi-Family development needs greater depth to provide the required buffers from the noisy arterial road and you need more land for water treatment and storage, and you need more land for amenities for the residents of the community. These are just a few of the reasons why multi-residential properties are not developed on 300' deep properties.

This application also addresses the inappropriate land use and zoning designations by eliminating the inconsistency that exists with the Medium Density land use classification and the R-3A (Liberal Multi-Family District) zoning designation. The R-3A (Liberal Multi-Family District) is an old zoning designation that has been in existence since 1967, fifteen years prior to the existence of the Comprehensive Plan in 1982. The R-3A zoning designation allowed not only residential uses but also many commercial uses, including but not limited to restaurants, professional offices, retail stores and gasoline or other fuel motor stations. The zoning designation that would implement the Medium Density land use classification would not allow any of the commercial uses that are allowed under the R-3A zoning designation and that was historically intended for the Property.

<u>Section 1.5.</u> - Economic Principles

A principal goal of Martin County is to promote balanced, orderly, sustainable economic growth by creating and promoting an economic environment consistent with Sec. 1.1 above that will enhance prosperity for all communities and citizens of the County. Our environment and quality of life are the foundations for Martin County's economy. Protecting both, while providing for orderly growth and development, is fundamental to our success in maintaining a strong and vibrant economy that is free from over development.

<u>Demonstration of compliance with Section 1.5</u>: The proposed amendment complies with the economic principles of Section 1.5 by implementing the intended plan for locating commercial services on highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses at this intersection. Assigning a Commercial General land use designation to a Property located at a lighted intersection on a major arterial road will further the goals of the County by recognizing the use that has historically been intended at this intersection since 1967.

Compatibility with surrounding uses

The CGMP provides that existing residential areas shall be protected from encroachment by incompatible development. This application outlines how the proposed amendment would result in a logical, timely and orderly development pattern which is compatible with the character of the existing land uses in the adjacent and surrounding area.

Objective 2.1A. Text amendments to the CGMP and amendments to the FLUM shall allocate land use to provide for compatibility with existing development and long term planning goals.

Policy 2.1A.1: No land uses, or development shall:

- (1) Exceed 15 units per acre.
- (2) Have more than four stories. Rebuilding of oceanfront structures on Hutchinson Island to the original building configuration shall not be considered inconsistent with this policy.
- (3) Be more than 40 feet high. Building height shall be measured as described in the Land Development Regulations.

<u>Demonstration of Compliance with Policy 2.1A.1</u> – Our application is consistent with Objective 2.1A and Policy 2.1A.1 by providing Commercial General land use at a highly accessible part of the urban service district that are compatible with the unique location and market requirements of property located on a major arterial road. The requested land use amendments will make possible the historically intended use of the Property for commercial purposes.

Policy 2.1A.2. Existing and future residential areas shall be protected from encroachment by commercial or industrial development or other non-residential uses, which would be incompatible with such residential uses.

<u>Demonstration of Compliance with Policy 2.1A.2</u> – No existing residential areas will be encroached by commercial development with this application. A preservation area on the McArthur Golf Club borders the Property. Therefore, it will provide an adequate buffer to the for development of the Property thereby protecting any adverse impacts to the residential community of Poinciana Gardens located further to the west.

Goal 4.10 – To provide for adequate and appropriate sites for commercial land uses to serve the needs of the County's anticipated residents and visitors.

<u>Demonstration of Compliance with Goal 4.10</u> - As part of this application we evaluated the "retail cone of influence" for the US1/Federal Highway corridor. We analyzed 3.6 miles north of the Property to Cove Road and 1.6 miles south of the Property to SE Medalist Place. Our analysis found only two vacant General Commercial properties (SE Constitution Blvd. & PUD-Restricted SE Mariner Sands Dr.) along the 5.2 mile stretch of

US1/Federal Highway. Our application will add much needed General Commercial land along a very busy (31,000 vpd) commercial corridor.

The Property is located at a lighted intersection on a major arterial road which serves as a commercial node for the residents within the area. The Medium Density land use classification currently assigned to the Property is inappropriate for the Property given the size and location of the Property. Assigning a Commercial General land use classification to the Property will further the goals of the County by recognizing the use that has historically been intended at this intersection when the Property was given a zoning designation of R-3A (Liberal Multi-Family District). The addition of General Commercial land use for the Property will provide an opportunity for much needed General Commercial land along the US1/Federal Highway commercial corridor.

Objective 4.10A. To continue using the Land Development Regulations to provide a variety of commercial zoning districts to implement future land use designations and provide sufficient space for a variety of activities.

<u>Demonstration of Compliance with Objective 4.10A.</u> – The proposed amendment complies with Objective 4.10A by providing Commercial General land use and General Commercial zoning which is a very important commercial designation for an intersection on a major arterial road. Providing Commercial General land use at this intersection will provide a variety of commercial uses to the surrounding area.

Environmental Protection

<u>Section 1.5.D.</u> Protection of the quality of life and the environment in Martin County is a critical factor in economic growth and sustainability. Martin County shall maintain a long-term commitment to improve land and water management plans and practices and to protect and restore environmental resources.

Demonstration of Compliance with Section 1.5.D: The proposed amendments will allow development of the Property that is consistent with Section 1.5D.

<u>Section 2.1.</u> - Martin County has endeavored to establish a Comprehensive Growth Management Plan which broadens, enhances, and protects the quality of life for its residents. The overall goals for the Comprehensive Growth Management Plan are keyed to maintaining quality residential and nonresidential uses, natural resource conservation and preservation of beneficial and protective natural systems, enhanced economic development, and fiscal conservancy.

<u>Demonstration of Compliance with Section 2.1.</u> - The requested land use of General Commercial complies with the Comprehensive Plan by providing general commercial land uses for the residents and businesses in the area. Providing commercial services at the intersection of a major arterial road within proximity to residentially developed areas improves the quality of life for the residents of that area by reducing the drive time

associated with getting the common goods and services required for residential life within Martin County. The request avoids naturally sensitive areas and enhances economic development by providing space for commercial businesses to serve residents in the area.

<u>2.2A.</u> Martin County shall preserve all wetlands regardless of size unless prohibited by state law.

<u>Policy 2.2A.1.</u> All wetlands shall be preserved except as set out in the exceptions listed below. "Wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration enough to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils.

<u>Demonstration of Compliance with Objective 2.2A. and Policy 2.2A.1</u> – Any wetlands will be preserved in accordance with Objective 2.2A and Policy 2.2A.1.

<u>Policy 2.2B.1.</u> Except as set forth in Policy 9.1G.11, Martin County shall assure that a minimum of 25% of existing upland native habitat will be preserved in all development where such habitat exists. Additional requirements for native upland habitat that is endangered or threatened, and for unique oak/cabbage palm hammocks are outlined in Chapter 9.

<u>Demonstration of Compliance with Objective 2.2B. and Policy 2.2B.1.</u> – A minimum of 25% of existing native upland habitat will be preserved.

<u>Policy 2.2B.2.</u> Upland preservation areas and PAMPs approved by the County to protect them shall be designed and maintained to ensure sustainability.

<u>Demonstration of Compliance with Policy 2.2B.2.</u> – Any proposed development will incorporate the applicable PAMPS and ensure preservation areas are protected in such documentation in accordance with CGMP and Land Development Regulation policies as they pertain to environmental protections in place that govern the development parameters and protection measures of a property.

<u>Policy 2.2B.3.</u> Martin County shall protect native habitats utilized by species that are designated by the federal government and the State of Florida as "Endangered" or "Threatened."

<u>Demonstration of Compliance with Policy 2.2B.3.</u> – Any proposal for the Property will follow strict policy requirements regarding the protections of native habitats in accordance with federal, state and local policy protection measures and permitting in place.

Concurrency

Policy 2.3B.1. Martin County shall enforce the concurrency standards

<u>Demonstration of Compliance with Policy 2.3B.1.</u> – Infrastructure will be provided through the existing planned and funded infrastructure.

Policy 2.3B.4. No FLUM amendment or text amendments shall lessen the requirements of this Plan to provide an acceptable level of public services

<u>Demonstration of Compliance with Policy 2.3B.4.</u> – The proposed amendment does not lessen the requirements of this Plan to provide an acceptable level of public services and will promote the use of existing utilities already located adjacent to the property.

Policy 4.1B.2. Analysis of availability of public facilities.

<u>Demonstration of Compliance with Policy 4.1B.2</u>. The Property is located within the USB. Adequate water and sewer supplies exist to support the proposed development within the South Martin Regional Utilities service area. The traffic analysis indicates that adequate infrastructure exists.

Policy 4.7A.1. Designation of land uses to support urban services.

<u>Demonstration of Compliance with Policy 4.7A.1.</u> – The Property is already located inside the USB. The development of the Property as a general commercial use will result in uses that support the existing USB and provide for efficient delivery of urban services.

Policy 4.7A.2. Development in Primary Urban Service District

Proposed Types of Use

Policy 4.10A.1. Diverse commercial zoning districts. Appropriate zoning districts shall be provided, at a minimum, for research and development facilities; targeted industries; business and professional offices; general retail sales and services; limited commercial uses; wholesale trades and services; and marine waterfront commercial uses.

Demonstration of Compliance with Policy 4.10A.1. The proposed application complies with this policy by providing needed General Commercial uses at a location well suited for, and historically intended for General Commercial uses. The Property is located at the intersection of a major arterial road that will serve the residents of that area. As part of this application we evaluated the "retail cone of influence" for the US1/Federal Highway corridor. We analyzed 3.6 miles north of the Property to Cove Road and 1.6 miles south of the Property to SE Medalist Place. Our analysis found only two vacant General Commercial properties (SE Constitution Blvd. & PUD-Restricted SE Mariner Sands Dr.) along the 5.2 mile stretch of US1/Federal Highway. Our application will add much needed General Commercial land along a very busy (31,000 vpd) commercial corridor.

Objective 4.10B. To consider the space requirements and location of commercial development and its impact on a community when assigning commercial future land use designations.

<u>Demonstration of Compliance with Objective 4.10B.</u>- The proposed commercial uses will provide services that compliment and support the community and that were intended to be located at intersections on major arterial roads prior to the creation of the Comprehensive Plan without negatively impacting existing residential communities. A preservation area on the McArthur Golf Club borders the Property. Therefore, it will provide an adequate buffer to the for development of the Property thereby protecting any adverse impacts to the residential community of Poinciana Gardens located further to the west.

Policy 4.10B.1. Criteria for commercial land use designation. The following criteria, at a minimum, shall be used for assigning a commercial land use designation at a given location on the Future Land Use Map:

- (1) Trip generation characteristics; impact on existing and planned transportation facilities; and ability to achieve functional internal circulation and a landscaped parking area.
- (2) Specific needs of commercial activities, such as market area, anticipated employment generation and floor area requirements.
- (3) Compatibility with and impact on other surrounding commercial activities.
- (4) Relationship to surrounding land uses and natural systems.
- (5) Impact on existing and planned community services and utilities.

<u>Demonstration of Compliance with Policy 4.10B.1.</u> – The Property is located within the USB and utilities are already available. Our Traffic Analysis shows conformance with the Martin County Traffic Performance Standards and the proposed application meets the commercial needs of the residents within the immediate area. The Property is located at the intersection of a major arterial road. Commercial land uses currently exists at this intersection and are consistent with the intended uses for a major intersection.

Policy 4.10B.2. Criteria for siting commercial development. Commercial development shall be strategically directed to areas best able to accommodate its specific requirements of land area, site, public facilities and market location. The aim is to promote efficient traffic flow along thoroughfares, achieve orderly development and minimize adverse impacts on residential quality.

<u>Demonstration of Compliance with Policy 4.10B.2.</u> – The proposed General Commercial is strategically located at the intersection of a major arterial road in compliance with the Martin County Growth Management Policy on siting of commercial development. SE Federal Highway serves businesses and residents within area. The General Commercial land use will provide general retail sales and services; highway

sales and services; commercial amusement; and trade and warehousing facilities in highly accessible parts of the urban service district required by the Comprehensive Plan.

Policy 4.10B.3. Avoidance of strip commercial development. Changes in land use designation shall not be granted if the Board of County Commissioners finds (upon review by the Local Planning Agency) that the change will lead or contribute to a proliferation of strip commercial development. The existence of commercial areas on one corner shall not dictate development with the same or similar use on all corners. Nor shall the existence of commercial development on a major thoroughfare dictate similar use for all frontages. Mixed-use development shall not be considered strip commercial development.

<u>Demonstration of Compliance with Policy 4.10B.3.</u> The proposed application is not strip commercial development. This application follows the already established commercial siting pattern established by Martin County for commercial at this intersection.

The Urban Service District

Goal 4.1. To manage growth and development in a way that is fiscally efficient, consistent with the capabilities of the natural and manmade systems and maintains quality-of-life standards acceptable to Martin County's citizens.

<u>Demonstration of Compliance with Goal 4.1.</u> The General Commercial land use will provide for fiscally efficient managed growth by providing for general retail sales and services; highway sales and services; commercial amusement; and trade and warehousing facilities in a highly accessible part of the urban service district.

Policy 4.1B.2. Analysis of availability of public facilities.

<u>Demonstration of Compliance with Policy 4.1B.2.</u> Adequate water and sewer services exist to support the proposed development within the South Martin Regional Utilities service area and are currently adjacent to the Property. The traffic analysis indicates that adequate infrastructure exists for the proposed project.

Policy 4.7C.2. Orderly Expansion of the Primary or Secondary Urban Service District. Martin County shall not establish new, isolated, Primary or Secondary Urban Service Districts. Orderly expansion shall be on land contiguous to an existing Primary or Secondary Urban Service District, if a determination of need is made consistent with policies supporting Objective 4.7A. or Objective 4.7B., respectively

Demonstration of Compliance with Policy 4.7C.2 - The Property is already located within the USB and does not establish new isolated service districts.

Addressing Urban Sprawl

In 2011 the Florida legislation adopted HB 7207 that amends the Growth Management Act, F.S. §163.3177(3)(a)9. Under HB 7207, requiring any amendment to the Future Land Use Element of the County's Comprehensive Plan to discourage urban sprawl. The statute defines "urban sprawl" as "a development pattern characterized by low density,

automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." The statute provides a list of **thirteen "primary indicators"** that a plan amendment "does not discourage the proliferation of urban sprawl." HB 7207 provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl.

The evaluation of presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

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

Response: No. The Property is only 1.38 acres in size. The General Commercial land use amendment would actually discourage the inappropriate development of the Property as a residential development by providing for general retail sales and services; highway sales and services; commercial amusement; and trade and warehousing facilities in a highly accessible part of the urban service district because it is located at an intersection on a major arterial road.

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

Response: No. The Property is already located within the USB and is an undeveloped parcel suitable for development.

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

Response: No. The Property is located at an intersection of a major arterial road which is ideal for commercial development. The intersection serves as a commercial node for the residents that live in the area by providing goods and services at an intersection with other commercial services. Establishing commercial nodes at lighted intersections is an established planning principle.

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

Response: No. The application will protect any wetlands and native habitats by providing development opportunities without impacting environmentally sensitive areas.

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

<u>Response:</u> No. The subject property has never been used for agricultural purposes and is not adjacent to any agricultural lands.

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

<u>Response:</u> No. Water and Sanitary service will be provided to the site via existing South Martin Regional Utilities water and wastewater pipes already located adjacent to the Property.

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

Response: No. The site will utilize existing public facilities and services which are already located directly adjacent to the Property.

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

<u>Response:</u> No. The Property is located at the intersection of a major arterial road which is a very efficient and appropriate location which decreases the costs associated with providing services to the area. Utilities are already established and located at this commercial node.

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

<u>Response:</u> No. The requested Comprehensive Plan amendments does not affect the current separation between urban and rural uses.

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

<u>Response:</u> No. The proposed amendment encourages infill development by providing for needed general commercial services in the area and by correcting an inappropriate land use designation on the Property, which if retained as Medium Density would be unlikely to be developed.

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

Response: No. The proposed amendment encourages a functional mix of uses. In fact, the proposed amendment encourages a mix of uses by providing for needed general commercial services in the area and by correcting an inappropriate land use designation on the Property, which if retained as Medium Density would be unlikely to be developed. As part of this application we evaluated the "retail cone of influence" for the US1/Federal Highway corridor. We analyzed 3.6 miles north of the Property to Cove Road and 1.6 miles south of the Property to SE Medalist Place. Our analysis found only two vacant General Commercial properties (SE Constitution Blvd. & PUD-Restricted SE Mariner Sands Dr.) along the 5.2 mile stretch of US1/Federal Highway. Our application will add much needed General Commercial land along a very busy (31,000 vpd) commercial corridor.

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

Response: No. The proposed application does not create poor accessibility links between related land uses as it is located at the intersection of a major arterial road.

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

<u>Response:</u> No. The proposed application will not result in the loss of any wetlands or upland habitat.

Florida Statute provides an additional eight criteria in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl, if it incorporates a development pattern or urban form that achieves four or more of the following eight factors:

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

Response: Yes. The proposed application directs economic growth away from environmentally sensitive areas by providing for general retail sales and services; highway sales and services; commercial amusement; and trade and warehousing facilities in a highly accessible part of the urban service district, thereby reducing any adverse impact to the natural resources or the ecosystem.

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

Response: Yes. The Property is located inside the USB and will utilize existing utilities nearby to the Property.

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

<u>Response:</u> Yes. The proposed application will provide walkable access to nearby residents.

(4) Promotes conservation of water and energy.

<u>Response:</u> Yes. The proposed General Commercial uses will promote energy conservation by provide goods and services to the businesses and residents in the area, thereby reducing greenhouse gas emissions by reducing travel times and distances.

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

Response: Not applicable. The Property has never been used for agricultural purposes and is not located adjacent to any agricultural lands.

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

Response: Not applicable. The Property is only 1.38 acres in size and is located at an intersection on a major arterial road.

(7) Creates a balance of land uses based upon demands of the residential population for the non-residential needs of an area.

Response: Yes. The application will provide Commercial General land use which will serve the large residential population within the area and provide an enhanced mix of commercial uses for local residents

(8) Provides uses, densities, and intensities of use and urban form that would remediate an existing of planned development pattern such as transit-oriented developments or new towns.

<u>Response:</u> Not applicable. Transit oriented development and urban development are not appropriate for this location.

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **TMHOWARD ENTERPRISES, INC.**, a Florida corporation (the "Owner"), intends to submit a applications to Martin County, Florida, for the land use amendment and rezoning and development of that certain real property located at northwest corner of SW Federal Highway and SE Ridgeway Terrace in Martin County, Florida. The parcel control number for the subject property is 34-38-42-021-000-00160-2 (the "Property").

WHEREAS, the submittal for the applications shall require preparation and execution of certain documents to be submitted to Martin County, Florida; and

WHEREAS, the Owner wishes to appoint the individuals hereinafter named as their Attorney-In-Fact, for the purposes hereinafter set forth.

NOW, THEREFORE, the Owner hereby appoints ROBERT S. RAYNES, JR., ESQ., JOSHUA I. LONG, AICP AND GUNSTER, YOAKLEY & STEWART, P.A., jointly or severally, as their Attorney-In-Fact (collectively, the "Attorney"), to act, manage, conduct, do and perform any and all acts and deeds of whatsoever nature which shall or may be, in the reasonable judgment of the Attorney, proper and expedient in connection with the applications and approvals of the land use amendment, rezoning and development of the Property. This Power of Attorney shall extend to and include, but not be limited to, the execution by the Attorney of all documents necessary to accomplish the land use amendment, rezoning and development submittal and approval, and any and all other acts necessary for the submittal of the applications and approvals.

The Attorney shall have full power to accomplish the purposes of this Power of Attorney as fully and effectually in all respects as the Owner could do if personally present. The Attorney shall not be required to post bond of any nature in connection with this Power of Attorney.

No action by the Owner subsequent to the making of this instrument shall be considered or treated as a revocation of the actions taken by the Attorney pursuant hereto. The exercise by the Attorney at any time, or from time to time, of any of the rights or powers hereunder shall not exhaust the capacity and power of the Attorney thereafter from time to time to exercise such rights and powers, or any of them, but such capacity and power shall continue at all times so long as this instrument shall be in effect.

The Owner hereby ratifies and confirms, and agrees at all times to ratify and confirm, all that the Attorney shall lawfully do or cause to be done in and about the land use amendment and rezoning and development of the Property by virtue of this instrument.

The address of the Attorney is: Gunster, Yoakley & Stewart, P.A., 800 SE Monterey Commons Boulevard, Suite 200, Stuart, Florida 34996, Attention: Robert S. Raynes, Jr., Esquire.

This Limited Power of Attorney shall terminate upon approval of the land use amendment and rezoning and satisfaction of all conditions of approval.

IN WITNESS WHEREOF, the Owner has hereunto set their hand and seal this _____day of January, 2021.

By:

WITNESSES:

Thomas W Howard for

Print Name Toward Ent.

Elizabeth & Proce

Print Name

Print Name

Thomas M. Howard, President

TMHOWARD ENTERPRISES, INC.,

a Florida corporation

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this ______ day of January, 2021, by Thomas M. Howard, as President of TMHOWARD ENTERPRISES, INC., a Florida corporation, on behalf of said corporation. Who has appeared by [] physical presence or [] on line notarization and is [] personally known to me or [1] has produced FL DIVER Lab, as identification.

(Notarial Seal)



TAMMY A. MURPHY
Commission # GG 928878
Expires December 2, 2023
Bonded Tiru Budget Notary Services

Print Name: Tammy A Notary Public, State of Flo

-2-

Prepared by & Return to:

Assured Title Agency 825 Parkway Street Suite 1 Jupiter, FL 33477

W/C 217

17-9633

WARRANTY DEED

THIS INDENTURE, made this 29th day of March, 2017, between P-4 Partners, Ltd, a Florida limited partnership, whose post office address is 1482 E. Valley Road, #617, Montecito, CA 93108, hereinafter called the Grantor*, and TMHoward Enterprises, Inc. whose post office address is 1377 N. Killian Drive, Lake Park, FL 33403, hereinafter called the grantee*.

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

Property Folio No.: 34-38-42-021-000-00160-2

Plot 16, Lake Park Addition, a subdivision according to the plat thereof recorded at Plat Book 2, page 86 in the Public Records of Martin County, Florida.

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes accruing subsequent to December 31, 2016.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the above granted, bargained and described premises in fee simple forever.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

(Notary Seal)

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.	P-4 Partners, Ltd., a Florida limited partnership
(i)	WITNESS Printed Name: Wank Ramirez WITNESS Printed Name: Ty Gedrick	By: framwhung John H. Perry, III, General Partner
	STATE OF CALIFORNIA COUNTY OF	Coop
	The foregoing instrument was acknow March, 2017, by John H. Perry, III, General I limited partnership, who is/are personally known as identification.	Partner of P-4 Partners, Ltd, a Florida
		<u>See attacked</u> Notary Public:
		Printed Notary Name My Commission Expires:

ຸ,47

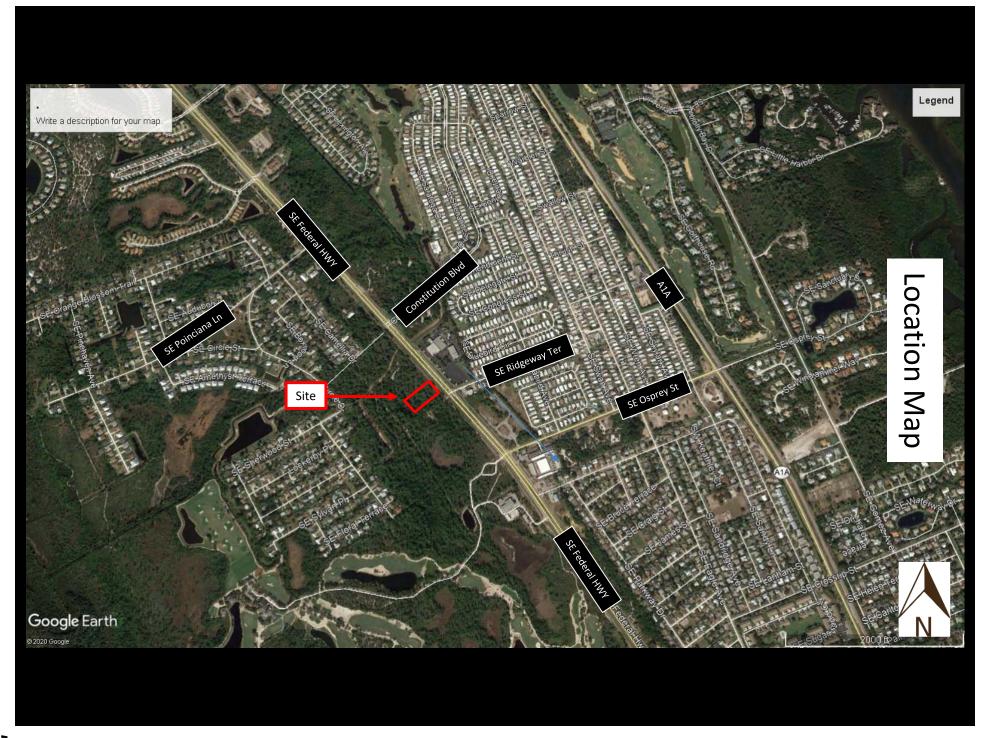
VALIFORNIA ALL-PORPOSE ACKNOWLEDGI	MEN I CIVIL CODE 9 1 103
	ate verifies only the identity of the individual who signed the
State of California County of Santa Barbara On March 27, 2017 before me, March Date	
On March 27, 2017 before me, Mai	ry L. Ortega Notary Public
Date personally appearedJohn H. Perry	Here Insert Name and Title of the Officer
	Name(s) of Signer(s)
subscribed to the within instrument and acknowle	evidence to be the person(s) whose name(s) is/are ledged to me that he/she/they executed the same ir is/her/their signature(s) on the instrument the person(s) ted, executed the instrument.
	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
MARY L. ORTEGA	WITNESS my hand and official seal. Signature Signature of Notary Public
Though this section is optional, completing this	TIONAL information can deter alteration of the document or some to an unintended document.
Description of Attached Document	Dept
Title or Type of Document:	Document Date:
	n Named Above:
Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s): Partner — Limited General	Signer's Name: Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator	☐ Individual ☐ Attorney in Fact
	☐ Trustee ☐ Guardian or Conservator
☐ Other:Signer Is Representing:	☐ Other:
©2014 National Notary Association • www.NationalNota	ary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

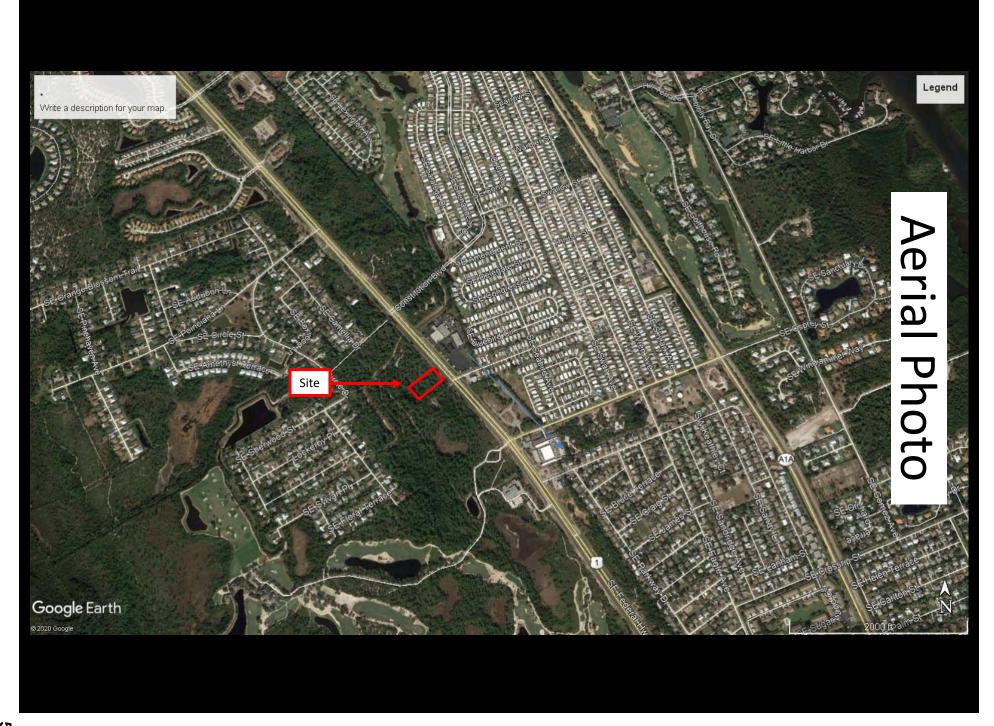
Legal Description, Parcel Control Number and Acreage

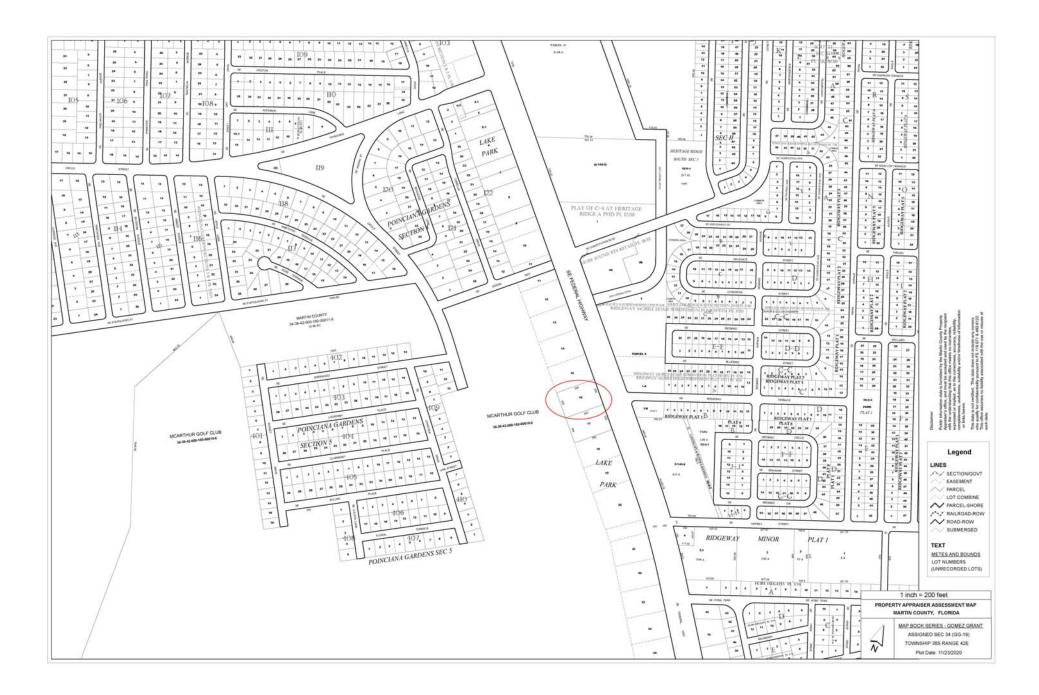
Plot 16, Lake Park Addition, a subdivision according to the plat thereof recorded at Plat Book 2, Page 86 in the Public Records of Martin County, Florida

Parcel Control Number: 34-38-42-021-000-00160-2

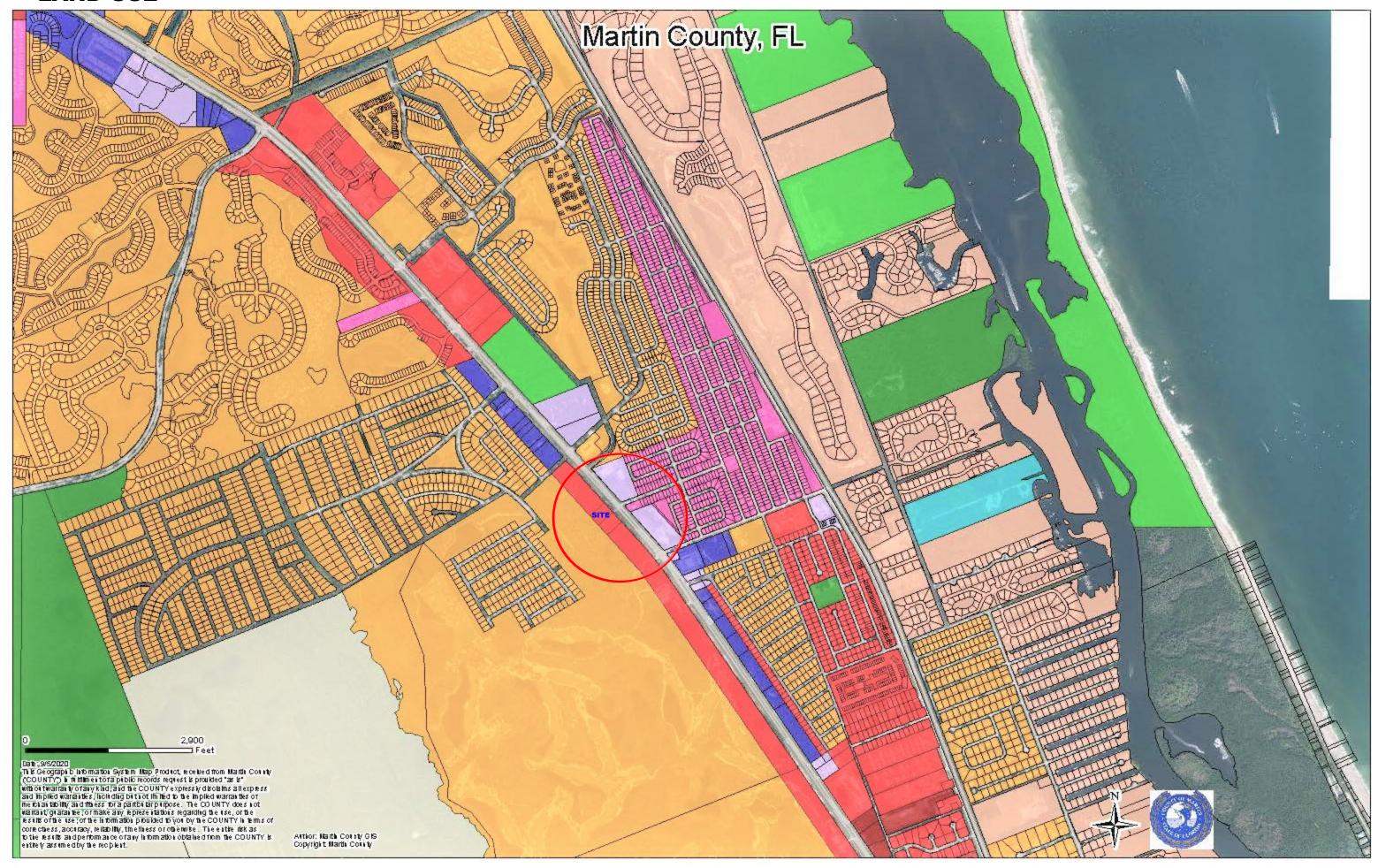
Acreage – 1.37534 (59,910 square feet)







LAND USE



Trestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P20-11627/IC

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

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

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

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

The land referred to herein is described as follows:

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

PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A

Stuart FL 34994

Bv:

Iris M. Crews

Prepared by & Return to:

Assured Title Agency
825 Parkway Street
Suite 1
Jupiter, FL 33477

W/C 217

17-9633

WARRANTY DEED

THIS INDENTURE, made this 29th day of March, 2017, between P-4 Partners, Ltd, a Florida limited partnership, whose post office address is 1482 E. Valley Road, #617, Montecito, CA 93108, hereinafter called the Grantor*, and TMHoward Enterprises, Inc. whose post office address is 1377 N. Killian Drive, Lake Park, FL 33403, hereinafter called the grantee*.

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

Property Folio No.: 34-38-42-021-000-00160-2

Plot 16, Lake Park Addition, a subdivision according to the plat thereof recorded at Plat Book 2, page 86 in the Public Records of Martin County, Florida.

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes accruing subsequent to December 31, 2016.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the above granted, bargained and described

(Notary Seal)

Exhibit A Page 2 of 3

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

VI COLO	Signed, sealed and delivered in our presence.	P-4 Partners, Ltd., a Florida limited partnership
Ü	WITNESS Printed Name: Wank Ramirez	By: John H. Perry, III, General Partner
3	WITNESS Printed Name: Ty Gedrick	
	STATE OF CALIFORNIA COUNTY OF The foregoing instrument was acknown	vledged before me this day of
	March, 2017, by John H. Perry, III, General Flimited partnership, who is/are personally known	Partner of P-4 Partners, Ltd, a Florida
	2001	<u>See attacked</u> Notary Public:
		Printed Notary Name My Commission Expires:
		1

56

COPY

Exhibit A Page 3 of 3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate document to which this certificate is attached, and not the	verifies only the identity of the individual who signed the truthfulness, accuracy, or validity of that document.			
State of California)				
County of Santa Barbara				
	y L. Ortega Notary Public			
Date	Here Insert Name and Title of the Officer			
personally appearedJohn H. Perry	III			
	Name(s) of Signer(s)			
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(e) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their-authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.				
of	certify under PENALTY OF PERJURY under the laws the State of California that the foregoing paragraph true and correct.			
MARY L. ORTEGA Commission # 2090578	ignature Signature of Notary Public			
Place Notary Seal Above				
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.				
Description of Attached Document	Dept			
Title or Type of Document: Document Date: Number of Pages: Signer(s) Other Than Named Above:				
	Named Above:			
Capacity(ies) Claimed by Signer(s) Signer's Name:	Signer's Name:			
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):			
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General			
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact			
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator			
☐ Other:Signer Is Representing:	☐ Other:Signer Is Representing:			
©2014 National Notary Association • www.NationalNotary	org • 1-800-US NOTARY (1-800-876-6827) Item #5907			

Martin County, Florida - Laurel Kelly,

generated on 1/14/2021 1:14:21 PM EST

Summary

Market Total Website **Unit Address** Parcel ID Account # Updated Value 34-38-42-021-000-\$186,160 1/9/2021 49411 UNASSIGNED, HOBE SOUND 00160-2

Owner Information

Owner(Current)

TMHOWARD ENTERPRISES INC

Owner/Mail Address

1377 N KILLIAN DR

LAKE PARK FL 33403

Document Book/Page

3/29/2017 2915 1511

Document No.

2627099

UNASSIGNED, HOBE SOUND

Sale Price

Sale Date

325000

Location/Description

Account #

49411

Tax District

Parcel Address

9009

Acres

1.3800

Map Page No.

GG-23

Legal Description

LAKE PARK LOT 16

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code

9900 Vacant Acreage

Neighborhood

70000 Mkt Area 7 Res Muni Acreage

Assessment Information

Market Land Value

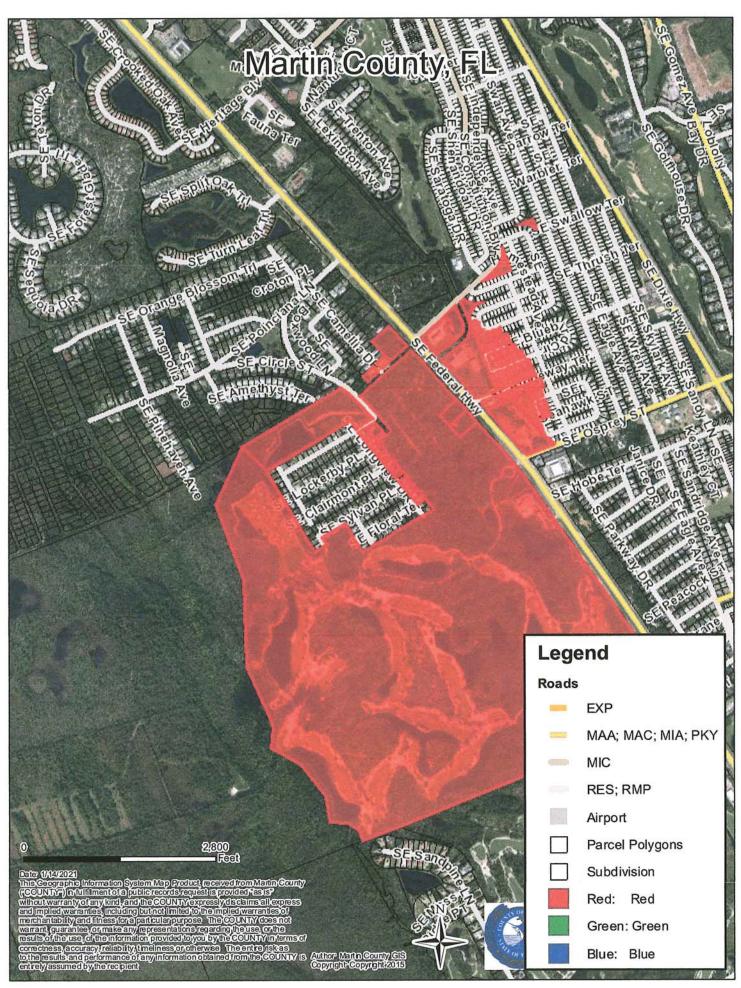
\$186,160

Market Improvement Value

Market Total Value

\$186,160

Exhibit B



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

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
TMHOWARD ENTERPRISES, INC.	1377 N. Killian Drive, Lake Park, FL 33403

(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
Thomas M. Howard	1377 N. Killian Drive, Lake Park, FL 33403	SULEK
		-

(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
Grove Bluff, LLC	900 SW 80th Court, Miami, FL 33144	Contract Purchaser
Elizabeths Proce	1377 N. KILLIAN DK LAKE BOKKFL	RE Broker BK665964
05	* ************************************	

(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*}
	N/R			

(If more space is needed attach separate sheet)

D = Denied

W = Withdrawn

¹ Status defined as: A = Approved P = Pending

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
	Signature
	Manys M. Howard for
STATE OF: Florida	TM Howard Dut.
COUNTY OF: PAlm Bch	
	st Affidavit was sworn to, affirmed and subscribed before me
thisday ofAN	20 <u>2</u> (, by
Thomas M. HOWARD	, who is personally known to me or have produced
FL Drivers lecense-	as identification.
TAMMY A. MURPHY Commission # GG 928878 Expires December 2, 2023	Jany A Minghy) Signature
Bonded Thru Budget Notary Services	Notary Public, State of Flogida
(Notary Seal)	Print Name: Tammy A: Mussphy
(Hotal y Joan)	,
	My Commission Expires: 12-7-2023

DISCLOSURE OF INTEREST AFFIDAVIT

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

Plot 16, Lake Park Addition, a subdivision according to the plat thereof recorded at Plat Book 2, page 86 in the Public Records of Martin County, Florida

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

April 30, 2021

Gunster Law Firm 800 SE Monterey Commons Blvd. Suite 200 Stuart, FL 34996

REF: Federal Hwy & Ridgeway Terr.

Attn::

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

Sign 1 installed on corner of Rideway Terr. & Federal Hwy

Kurt C. Larsen

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



JUANITA SMITH Notary Public, State of Florida Commission No. GG 953580 My Comm. Exp. Feb. 11, 2024 Durth







Our File Number: 00051859.00002 Writer's Direct Dial Number: (772) 288-1980 Writer's E-Mail Address: jlong@gunster.com

June 9, 2021

Subject:

NOTICE OF PUBLIC HEARINGS on Comprehensive Plan Amendment 21-02, Federal Highway and Ridgeway Terrace: A request to change the Future Land Use designation and Zoning District on an undeveloped 1.38 acre parcel located west of the intersection of S.E. Ridgeway Terrace and S.E. Federal Highway. The request is to change the 1.38 acre parcel from Medium Density Residential land use to General Commercial land use. In addition to the land use request, a concurrent separate application to rezone the entire 1.38 acre parcel from Liberal Multiple Family (R-3A) to General Commercial (GC) is also proposed.

Dear Property Owner:

As a landowner within 1,000 feet of the property described above and shown on the map attached to this letter, please be advised that the described property is the subject of an application to make the following changes:

- 1) Change the Future Land Use designation on the 1.38 acre parcel from Medium Density Residential to General Commercial.
- 2) Change the Zoning District from R-3A, Liberal Multiple-Family District to GC, General Commercial on the 1.38 acre parcel.

The Local Planning Agency will conduct a public hearing on the subjects listed above.

The date, time and place of the scheduled Local Planning Agency hearing is provided below:

Time and Date:

Martin County Local Planning Agency

7:00 P.M., or as soon after as the matter be heard, on

Thursday, July 1, 2021

Place:

Martin County Administrative Center Commission Meeting Room, First Floor

2401 SE Monterey Road Stuart, Florida 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

Property Owner June 9, 2021 Page 2

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

For more information, contact Martin County Growth Management Department at (772) 288-5495

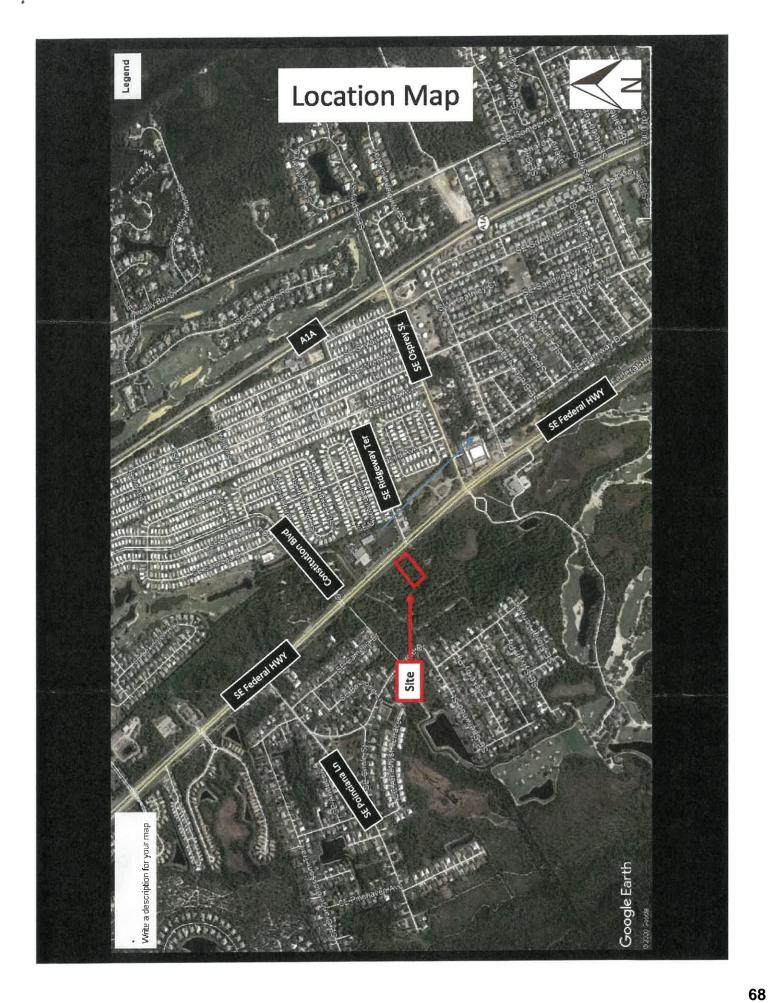
Sincerely,

Robert Raynes

Robert S. Raynes, Jr., Esq.

Attachments:

Exhibit "A" - Location Map



Public Hearing

Section-Page-Zone(s):

3 Col x 12 in

Color Type:

Size:

X

Insertion Num

Description:

Wednesday, June 16, 2021

Biden plans 'summer of freedom'

July 4 to serve as kickoff to new virus response phase

Zeke Miller ASSOCIATED PRESS

WASHINGTON – Cue the fireworks. President Joe Biden wants to imbue Independence Day with new meaning this year by encouraging nationwide celebrations to mark the country's effective return to normalcy after 16 months of coronavirus pandemic disruption.

Even as the U.S. is set to cross the grim milestone of 600,000 deaths from the virus on Tuesday, the White House is expressing growing certainty that July Fourth will serve as a breakthrough moment in the nation's recovery. That's even though the U.S. is not expected to quite reach its goal of having 70% of adults vaccinated by the holiday.

As COVID-19 case rates and deaths drop to levels not seen since the first days of the outbreak, travel picks up and schools and businesses reopen, Biden is proclaiming "a summer of freedom" to celebrate Americans resuming their pre-pandemic lives.

The holiday will see the largest event yet of Biden's presidency: He plans to host first responders, essential workers and military service members and their families on the South Lawn for a cookout and to watch the fireworks over the National Mall. More than 1,000 guests are expected, officials said, with final arrangements still to be sorted out.

The plan shows the dramatic shift in thinking since Biden just three months ago cautiously held out hope that people might be able to hold small cookouts by the Fourth, an idea that seems quaint now given the swift pace of reopening.

"By July the 4th, there's a good chance you, your families and friends will be able to get together in your backyard or in your neighborhood and have a cookout and a barbeque and celebrate Independence Day," Biden had said as he marked the one-year anniversary of the pandemic on March 11. "That doesn't mean large events with lots of people together, but it does mean small groups will be able to get together."

Fourth of July fireworks explode over the Lincoln Memorial, the Washington Monument and the U.S. Capitol along the National Mall in Washington last July 4. President Joe Biden wants to instill Independence Day with new meaning this year by encouraging nationwide celebrations to mark the country's effective return to normalcy after 16 months of pandemic disruption. CLIFF OWEN/AP FILE

For most Americans, the reopening target was hit Memorial I weekend, after the Centers for Control and Prevention relaxed in guidance for fully vaccinate and the accompanying relaxations state and local virus restrictions.

Now, officials say July Fourth will serve as an unofficial kickoff to a new phase in the U.S. pandemic response. The federal government is looking to turn the page on the domestic public health crisis and focus on an economic and civic revival at home and marshaling support for vaccinations around the

Across the country, the White House is hoping to see the similar Independence Day activities, after last year saw

the mass cancellation of July Fourth festivities, according to two White House officials who spoke on the condition of anonymity to outline the administration's thinking.

"We welcome you to join us by hosting your own events to honor our freedom, salute those who have been serving on the frontlines, and celebrate our progress in fighting this pandemic," the White House wrote in an email to state and local officials Tuesday. It asked them to share their plans to be highlighted later by the administration.

In Washington, the National Mall will host the traditional fireworks ceremony, the White house said.

"America is headed into a summer dramatically different from last year," the administration wrote to officials. "A summer of freedom. A summer of joy. A summer of reunions and celebrations."

The upbeat announcement contrasts with the drearier reality in Europe, where Biden is on an eight-day, three-country tour – not to mention much of the rest of the world where vaccines remain scarce.

Instead of having a mission accomplished moment, in Britain, one of the few countries that has a vaccination rate similar to the U.S., the government announced Monday it plans to further delay reopening for at least another month to try to get more people vaccinated. But cases there, unlike the U.S., are rising, and not all adults have been offered a vaccine yet, nor have children.

While in Europe, Biden and Group of Seven allies announced plans to provide 1 billion shots for poorer nations, half of them from the U.S., but aid groups said a far greater commitment is needed to defeat the virus around the globe.

Still, the U.S. vaccination campaign is far from over as rates slip. Fewer than 370,000 Americans are now getting their first dose on average each day, down from a high of nearly 2 million per day two months ago.

White House officials acknowledged that there are still deep geographic disparities in vaccination and that the administration will continue to remind Americans that if they are not vaccinated they remain at risk of serious illness and death from the virus.

All American adults have been eligible for shots for two months, and the administration has mounted an aggressive "month of action" to try to drive up demand for doses, though that has done little to change the trend lines: Fewer Americans are interested in getting vaccinated.

Officials say the effects of the July 4 vaccination goal of 70% of Americans on driving down COVID-19 cases are already being felt even if the benchmark won't be attained. Some 166.5 million adults have received at least one dose of a COVID-19 vaccine, according to CDC data. To reach his goal, Biden would need to vaccinate about 14 million more in less than three weeks.

"Regardless of where we are on July Fourth, we're not shutting down shop," White House press secretary Jen Psaki said last week. "On July 5th, we're going to continue to press to vaccinate more people across the country."

The Democratic president intends to use his remarks on July Fourth to highlight the administration's "wartime response," with a vaccination campaign that helped bring cases and deaths down by about 90% from where they were before he took office on Jan. 20.

NOTICE OF PUBLIC HEARINGS

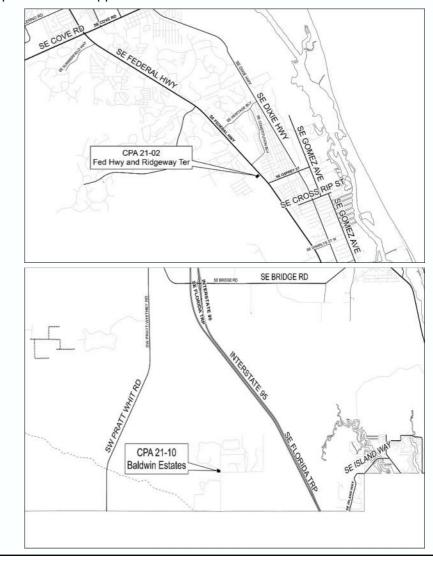
The Martin County Local Planning Agency will conduct public hearings on July 1, 2021, beginning at **7:00** P.M., or as soon thereafter as the items may be heard, to review the following items:

- Comprehensive Plan Amendment 21-02, Federal Highway & Ridgeway Terrace: A Future Land Use Map change from Medium Density Residential to General Commercial on a 1.38-acre parcel located on the west side of S.E. Federal Hwy. near the intersection of SE Ridgeway Terrace and SE Federal Hwy., Hobe Sound.
- 2. Application for re-zoning from R-3A (Liberal Multiple Family District) to GC (General Commercial) or the most appropriate zoning district on 1.38 acres regarding Comprehensive Plan Amendment 21-02, Federal Hwy & Ridgeway Terrace.
- 3. Comprehensive Plan Amendment 21-10, Baldwin Estates: A Future Land Use Map change from Agricultural to Agricultural Ranchette on a 5.41-acre parcel located at 2400 SE Ranch Road.
- 4. Application for re-zoning from A-2 (Agricultural) to AR-5A (Agricultural Ranchette District) or the most appropriate zoning district on 5.41 acres regarding Comprehensive Plan Amendment 21-10, Baldwin Estates.

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be 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.



ROSS + SIMONS fabulous jewelry & great prices for more than 65 years Legendary big pearls (at a very real price) With a rich luster and sheen, our 10-11mm pearls resemble prized South Sea pearls. Genuine cultured freshwater pearls and a refined filigree 14kt yellow gold clasp. A luxury look at an exceptional value. \$199 Plus Free Shipping

Signature Cultured Pearl Necklace with 14kt Gold Clasp

10-11mm cultured freshwater pearls. 16" length.14kt yellow gold fishhook clasp.Other sizes also available.Available in black pearl. Item #469070

Ross-Simons Item **#469069**To receive this special offer, use offer code: **PEARL183**1.800.556.7376 or visit ross-simons.com/pearl