

Brian Elam, PMP
(772) 288-5501 belam@martin.fl.us

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 8/19/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

PMP certified project manager with experience providing cradle-to-grave management of large-scale integrations.

Professional Experience

- | | |
|---|----------------|
| Martin County – Stuart, Florida | Present - 2021 |
| Senior Planner, Growth Management | |
| <ul style="list-style-type: none"> Manage various projects submitted by applicants related to development in unincorporated Martin County providing summaries, staff reports and supporting documentation presented to the public when required. Provide customer service to the public for those seeking information related to development in unincorporated Martin County. | |
| Palm Beach County – West Palm Beach, Florida | 2021 - 2014 |
| Electronic Systems Analyst, Electronic Services & Security | |
| <ul style="list-style-type: none"> Assists or develops County electronics systems standards, policies, procedures, and scopes of work (SOW). Assists in the development of Requests for Proposals (RFP's) and bids for the procurement and implementation of related electronics systems. Manage low voltage portions of capital improvement construction projects validating and accepting installations. Review, approve, and comment on all contractors' submittals, drawings, terms and conditions and contract details. Develop rough order of magnitude and bottom-up estimates. Performs electronics systems designs, analyses and implementation plans. Assist in developing a 10-year planning and budget schedule with estimates to support replacement of all county electronics. Ensure compliance with all contracted requirements. Perform project closeout and lessons learned recording. Manage multiple projects concurrently up to \$40M. | |
| Walgreens Distribution Center – Jupiter, Florida | 2014 - 2010 |
| Tandem Maintenance Technician | |
| <ul style="list-style-type: none"> Troubleshoot and maintenance of electrical, mechanical and alignment problems related to an automated system of cranes, robots, conveyors, high-speed sorters, articulating lifts, pallet jacks and forklifts. | |
| PAC Seating – Palm City, Florida | 2009 - 2008 |
| Avionics Program Manager | |
| <ul style="list-style-type: none"> Project manager overseeing the design and integration of electronics on custom aircraft seating. | |
| NWL Capacitors – Riviera Beach, Florida | 2008 - 2005 |
| Capacitor Engineer | |
| <ul style="list-style-type: none"> Designer and project manager for the development of new custom high-voltage capacitors and enclosures for commercial and military customers. Author of test plans, manufacturing shop orders and ISO standards related to work. Performed corona discharge testing above 90kV for required products. | |
| Northrop Grumman Space Technology – Redondo Beach, California | 2005 - 1997 |
| R&D Project Manager/Associate Engineer | |
| <ul style="list-style-type: none"> Responsible design engineer and project manager for high energy laser weapons systems including data acquisition and control, power and control, and custom electronics. Managed multiple large projects from requirements definition, production, integration & test and closeout providing in depth analysis and reporting to key stakeholders. Experienced in R&D, Quality Control, Clean Room and Spacecraft assembly. Performed Quality Assurance inspection and recommended corrective actions. Designed, analyzed and improved new and existing electronics circuit boards and assemblies. Prepared Statements of Work (SOW) for the purchase of materials and equipment. Drafted working drawings, wiring diagrams, design reviews, test procedures and failure analysis reports. Performed functional, acceptance and qualification testing on site and at vendor locations. | |

Education

Project Management Professional (PMP), Project Management Institute, Number 2903859	2020
Stanford Certified Project Manager (SCPM), Stanford Center for Professional Development	2009
Master of Business Administration, University of Phoenix	2007
Bachelor of Science, Electronics Engineering Technology, ITT	1999

Professional Development & Training

Laser weapon systems engineering (company certificate program)	2005
Class 1000 clean room experience	1997-2005
Electrostatic discharge (ESD) safety training	1997-2005
Material Review Board (MRB) (authorized to define root cause and corrective action)	2000-2005
ISO9001: 2000E NWL internal auditor to verify process compliance	2007
Synchronous Flow Management/Theory of Constraints	2007
NFPA 70 E Electrical Safe Work Practices training	2010-2014
Lock-out/Tag-out	2010-2014
OSHA 1910.269, OSHA 1926.500 personal fall arrest systems	2010-2014
5S+1 Lean Workplace Organization & Six-Sigma experience	1997-2008

Software & Tools

Extensive training and experience with 2D AutoCAD, Microsoft Excel, Word and Project. Experience with many Adobe products and custom software for managing and tracking work.

U.S. Army – Fort Bliss, Texas	1984-1987
Short-range Air Defense Gunnery Crewman	
• Airborne training at Fort Benning	
• Preventive maintenance on 2 ½ ton, 5-ton trucks and Vulcan 20 mm systems	
• Training related to desert deployment	



Board of County Commissioners

County
EXHIBIT #2

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 22-1012

PHQJ-2

Meeting Date: 8/9/2022

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST FOR A ZONING DISTRICT CHANGE BY 4585 NE OCEAN BLVD., LLC (F112-003)

EXECUTIVE SUMMARY:

This is a request by 4585 NE Ocean Blvd., LLC (F112-003) for a proposed amendment to the county zoning atlas. The proposed amendment is to change the existing zoning district classification from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District or the most appropriate zoning district. The approximate 1.37-acre parcel of land is located at 4585 NE Ocean Boulevard on Hutchinson Island. Included with this application is a Request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

PREPARED BY: Name: Brian Elam
Title: Senior Planner

REQUESTED BY: Engineering Design & Construction, Inc.

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 8/9/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

This is a request by 4585 NE Ocean Blvd., LLC (F112-003) for a proposed amendment to the county zoning atlas for a residential district classification (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district classification from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District or the most appropriate zoning district. The approximate 1.37-acre parcel of land is located at 4585 NE Ocean Boulevard on Hutchinson Island. Included with this application is a Request for a Certificate of Public Facilities Exemption (Section 5.32.B.3.f.(7), LDR).

The current zoning on the property is HR-2A, Multiple-Family Dwelling District a Category "C" district in the current Article 3 zoning code. The district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

There are four (4) standard "Category A" zoning districts that are available to implement the Medium Density land use policies of the Comprehensive Growth Management Plan, which are RS-6, RS-8, RM-6 and RM-8 Medium Density Residential Districts. In addition to the standard zoning districts, the

Planned Unit Development (PUD) District is also available as another option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County.

This item has been scheduled for consideration by the Local Planning Agency on August 4, 2022 and the recommendation will be provided to the Board of County Commissioners.

The following supporting materials are provided attached to this agenda item:

Staff Report

Draft Resolution to Approve Rezoning

Application Materials

Financial Disclosure

Legal Ad

Sample Letter to Surrounding Property Owners

Surrounding Property Owners Certification

Sign Posting Affidavit

Staff Presentation

Draft Resolution to Deny Rezoning

ISSUES:

There are no issues with this application.

LEGAL SUFFICIENCY REVIEW:

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

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the agenda item and staff report as Exhibit 1.
2. Move that the Board approve the request to rezone from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$1,000 application fee and the \$290 completeness fee.

ALTERNATIVE RECOMMENDATIONS

Same as above.

DOCUMENT(S) REQUIRING ACTION:

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

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



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

FAULKNER - 4585 NE OCEAN BLVD REZONING

Applicant:	Engineering Design & Construction, Inc.
Property Owner:	4585 NE Ocean Blvd., LLC
Agent for the Applicant:	Engineering Design & Construction, Inc (Bradley Currie)
County Project Coordinator:	Brian Elam, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	F112-003
Application Type and Number:	DEV2022060005
Report Number:	2022_0712_F112-003_STAFF_FINAL
Application Received:	06/02/2022
Transmitted:	06/10/2022
Date of Report:	07/12/2022
LPA Meeting:	08/04/2022
BCC Meeting:	08/09/2022

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

B. Project description and analysis

This is a request by 4585 NE Ocean Blvd., LLC (F112-003) for a proposed amendment to the county zoning atlas for a residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district classification from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District or the most appropriate zoning district. The approximate 1.37-acre parcel of land is located at 4585 NE Ocean Boulevard, Hutchinson Island. Included with this application is a Request for a Certificate of Public Facilities Exemption (Section 5.32.B.3.f.(7), LDR).

The land use designation for the property on the Future Land Use Map (FLUM) of the County's Comprehensive Growth Management Plan (CGMP) is Medium Density. This land use designation is reserved for land in the core of the Primary Urban Service District and accessible to employment centers. The maximum density is eight units per gross acre. Some sites may be approved for 10 units per acre (a density bonus), after demonstrating compliance with certain criteria Martin County, Fla., CGMP Policy

4.13A.7(4).

The zoning district on the property is HR-2A, Multiple-Family Dwelling District a Category “C” district in the current Article 3 zoning code. The district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

Permitted Uses: Category “A” Agricultural and Residential Districts

There are four (4) standard “Category A” zoning districts that are available to implement the Medium Density land use policies of the CGMP, which are RS-6, RS-8, RM-6 and RM-8 Medium Density Residential Districts. In addition to the standard zoning districts, the PUD (Planned Unit Development) District is also available as another option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County.

The following tables indicate the permitted uses and the development standards for the RS-6, RS-8, RM-6 and RM-8 category “A” Districts. The permitted uses for the HR-2A Multiple-Family Dwelling District are listed separately as the permitted uses do not directly correspond to the Category “A” table.

Table 1 Permitted Uses – Category “A” Agricultural and Residential Districts (Excerpted from LDR, Art. 3, Div. 2, Sec. 3.11, Table 3.11.1)

	Use Category	RS-6	RS-8	RM-6	RM-8
Residential Uses	Modular homes	P	P	P	P
	Single-family detached dwellings	P	P	P	P
	Multifamily dwellings			P	P
	Townhouse dwellings			P	P
	Duplex dwellings			P	P
	Zero lot line single-family dwellings			P	P
Public and Institutional Uses	Community centers	P	P	P	P
	Educational institutions	P	P	P	P
	Neighborhood assisted residences with six or fewer residents	P	P	P	P
	Neighborhood boat launches	P	P	P	P
	Places of worship	P	P	P	P
	Protective and emergency services	P	P	P	P
	Public libraries	P	P	P	P
	Public parks and recreation areas, active	P	P	P	P
	Public parks and recreation areas, passive	P	P	P	P
	Recycling drop-off centers	P	P	P	P
	Utilities	P	P	P	P
	Residential care facilities			P	P
Commercial and Business Uses	Bed and breakfast inns	P	P	P	P
	Commercial day care	P	P	P	P
	Family day care	P	P	P	P
	Golf courses	P	P	P	P

Permitted Uses: Category “C”, HR-2A Multiple-Family Dwelling District

Reference: LDR, Art. 3, Div. 7, Sec. 3.405.

3.405.A. Uses permitted. In this district, buildings, structures, land or water shall be used only for the following purposes subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the HR-1A Single-Family Dwelling District.
2. Multiple-family dwelling structures.
3. Accessory uses customarily incident to the respective dwelling structure uses.
4. Motels located on the west side of and immediately adjacent to the A-1A district and to the A-1A district extended southward, after the site plans therefor have been reviewed and approved by the planning and zoning board.
5. Yacht clubs and marinas, for the sole use of members and their guests, after the site and structure plans have been approved by the planning and zoning board.

3.405.B. Building height regulations. The maximum building height in this district shall be four stories or 40 feet,

3.405.C. Building site area regulations.

1. For single-family structures, the same as required in the HR-1 Single-Family Residential District.
2. For two-family structures to four-family structures inclusive, the minimum building site shall not be less than 15,000 square feet, with a minimum width of 100 feet measured at the front building line.
3. For each additional apartment unit, two thousand 2,600 square feet of property shall be added to the required building site. A maximum density of 15 apartment units shall be permitted per gross acre depending on available community services and capital improvements.
4. Percentage of land coverage:
 - a. One- to four-story dwelling structures and accessory structures shall not occupy more than 30 percent of the building site required.

3.405.D. Front, rear and side yards. The following minimum front, rear and side yards shall be required, measured from the front, rear and side walls of structures to the road or street right-of-way line, rear or side lines of the lot or parcel of land, respectively:

1. Front yard:
 - a. For structures of two stories or less there shall be a front yard of not less than 50 feet measured from the street line or right-of-way to the front of the structure.
 - b. For structures in excess of two stories in height, ten feet shall be added to the required front yard for each additional story.
2. Rear yard:
 - a. For structures of two stories or less, 25 feet shall be required, measured from the rear property line to the nearest side of the structure.
 - b. For structures in excess of two stories in height, the rear yard shall be increased ten feet for each additional story.
3. Side yard: For structures of two stories or less, 20 feet shall be required on each side of the structure. For structures in excess of two stories in height, the side yard shall be increased ten feet for each additional story.

3.405.E. Minimum ground floor area.

1. For single-family dwelling structures, the minimum main ground floor area of the dwelling structure, exclusive of breezeways, carports, patios or terraces, shall be 1,250 square feet.
2. For two-family dwelling structures, exclusive of breezeways, carports, patios or terraces, 2,000

square feet.

3. For structures in excess of two dwelling units, the floor area per dwelling unit shall not be less than 850 square feet. Efficiencies of not less than 580 square feet shall be permitted at a 1:4 ratio.

(Ord. No. 608, pt. 1, 3-19-2002)

Development Standards

Table 2 Development Standards (Excerpt from LDR, Table 3.12.1 (2021))

Category	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	RS-6	7,500	50	6.00			40	50	
A	RS-8	5,500	50	8.00			40	50	
A	RM-6	7,500(h)	50(h)	6.00			40	50	
A	RM-8	5,500(h)	50(h)	8.00(d)			40	50	
C	HR-1	10,000	100	(a)			35	30	

(a) Maximum residential density shall be one single-family residential dwelling unit per lawfully established lot.

(d) The maximum density for the RM-8 district is 10 units per acre for sites meeting the affordable housing criteria set forth in Policy 4.13A.7(4) of the Comprehensive Growth Management Plan.

(h) The minimum lot area and minimum lot width requirements shall not apply to zero lot line, townhouse or multifamily developments on lots created after March 29, 2002.

Table 3 Structure Setbacks (Excerpt from LDR, Table 3.12.2 (2021))

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	RS-6	25	25	25	25	10	20	30	40	10	10	20	30
A	RS-8	25	25	25	25	10	20	20	30	5	5	10	20
A	RM-6	25	25	25	25	10	20	30	40	10	10	20	30
A	RM-8	25	25	25	25	10	20	30	40	10	10	20	30
C	HR-2A	50	60	70	80	25	25	35	45	20	20	30	40

Standards for Amendments to the Zoning Atlas

The Comprehensive Growth Management Plan (CGMP) states in Chapter 4, Section 4.4: “Goal 4.4.: To eliminate or reduce uses of land that are inconsistent with community character or desired future land uses.” And, in Objective 4.4A. “To eliminate inconsistencies between the FLUM and the zoning maps and regulations.”

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 establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories which provide, among other things, overall

density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

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,

The subject property was designated as Medium Density, up to 8 units per acre on the original FLUM adopted in 1982. The requested RS-6, Medium Density Residential District implements the Medium Density Future Land Use policies of the CGMP. The granting of a zoning change to RS-6, Medium Density Residential District by the County will be consistent with the policies set forth in the CGMP.

b. Whether the proposed amendment is consistent with all applicable provision of the Comprehensive Plan; and

Zoning implementation policies and requirements are contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code. Pursuant to Article 3 there are 4 “straight” Category A zoning districts available to implement the Medium Density future land use classification, which are the RS-6, RS-8, RM-6 and RM-8 Medium Density Residential Districts. Therefore, rezoning the subject property to the RS-6 Zoning District is consistent with the Comprehensive Plan. In addition to the “straight” zoning district, the PUD (Planned Unit Development) District is also available as another option. Pursuant to Section 3.10.B., LDR, the RS-6 zoning district is intended to implement the policies of the CGMP for lands designated Medium Density on the Future Land Use Map of the CGMP. Therefore, rezoning the subject property to the RS-6 zoning district is consistent with the Land Development Regulations. The granting of a zoning change by the County does not exempt the applicant from any of the County’s Land Development Regulations. The applicant must demonstrate full compliance with all regulations prior to any Development Order approval action taken by the County.

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

The subject site is located at 4585 NE Ocean Blvd, Hutchinson Island.

The property is not in a Community Redevelopment Area.

The requested zoning change to the RS-6 Medium Density Residential District is compatible with the distribution of uses in the area and implements the future land use on the property.

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

The pattern of development which has focused on agricultural and residential uses is well established. A review of historical aerials and a comparison of the original future land use map to the current parcel configurations and development of the area indicate that conditions have not substantially changed in the area since the adoption of the County's Future Land Use Map in 1982.

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

The property is located within the Primary Urban Services District. As such, the full range of urban services at service levels established by the CGMP is available for the property. The request to rezone does not increase the intensity or uses of the Future Land Use Designation therefore, the rezoning to RS-6 does not increase the demands on Public Facilities.

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

The proposed amendment to the zoning atlas is consistent with the Medium Density assigned to the Future Land Use Map in 1982. The permitted uses and Land Development regulations pertaining to the RS-6 zoning district is well suited for the area and will conserve the value and development pattern that is well established.

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

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

C. Staff recommendation

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Brian Elam	288-5501	Comply
G	Site Design Review	Brian Elam	288-5501	Comply
S	County Attorney	Krista Storey	288-5923	Review Ongoing
T	Adequate Public Facilities	Brian Elam	288-5501	Exempt

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

D. Review Board action

This application is classified as an amendment to the official zoning atlas. Pursuant to Section 10.3.B., Land Development Regulations (LDR), Martin County, Fla. (2019), a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation for the Board's consideration. And, pursuant to Section 10.5.F., LDR, Martin County, Fla. (2019), final action on this request for an amendment to the official zoning atlas is required by the Board of County Commissioners (BCC) at a public hearing.

E. Location and site information

Parcel number(s):	13-37-41-000-000-00070-4 (133741000000000704)
Address:	4585 NE Ocean Boulevard, Hutchinson Island
Existing Zoning:	HR-2A, Multiple-Family Dwelling District
Future Land Use:	Medium Density, up to 8 units per acre
Nearest Major Road:	NE Ocean Boulevard
Gross Area of Site:	1.37 Acres

Figure 1: Location Map



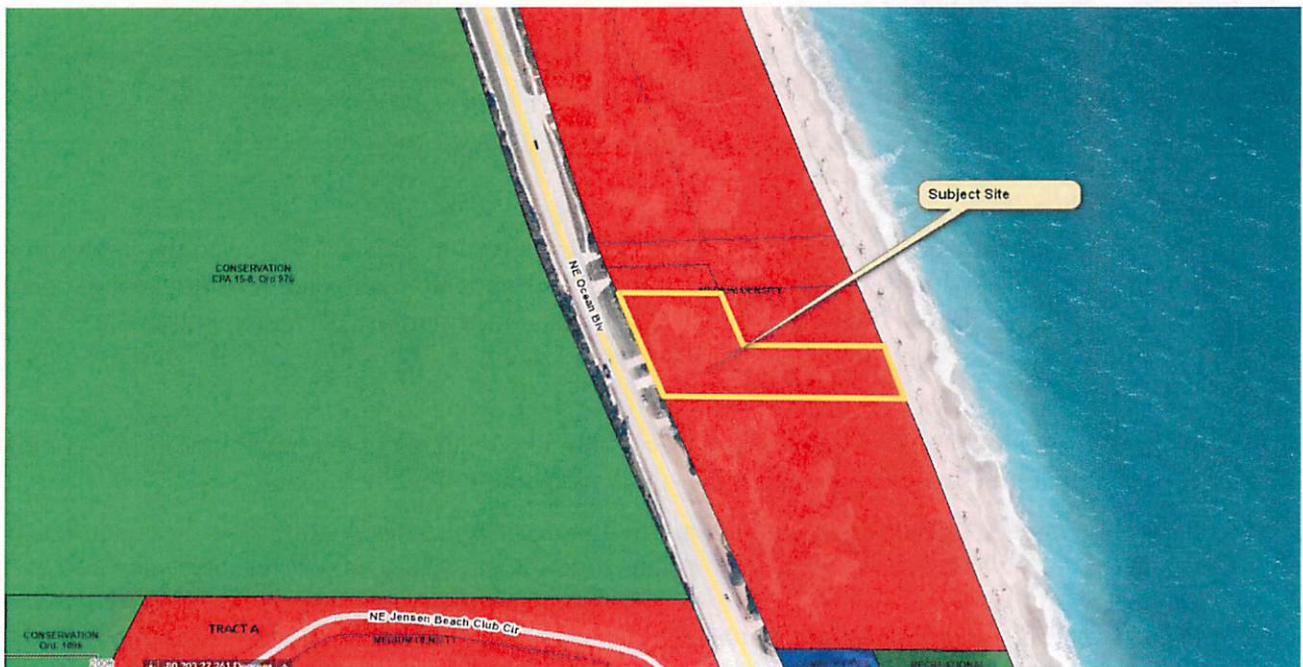
Figure 2: 2021 Aerial (Property Appraiser – Image Date: 12/22/2021)



Adjacent existing or proposed development:

- To the north: Single-Family Residential
- To the south: Single-Family Residential
- To the east: Single-Family Residential and Atlantic Ocean
- To the west: Conservation (Across NE Ocean Blvd.)

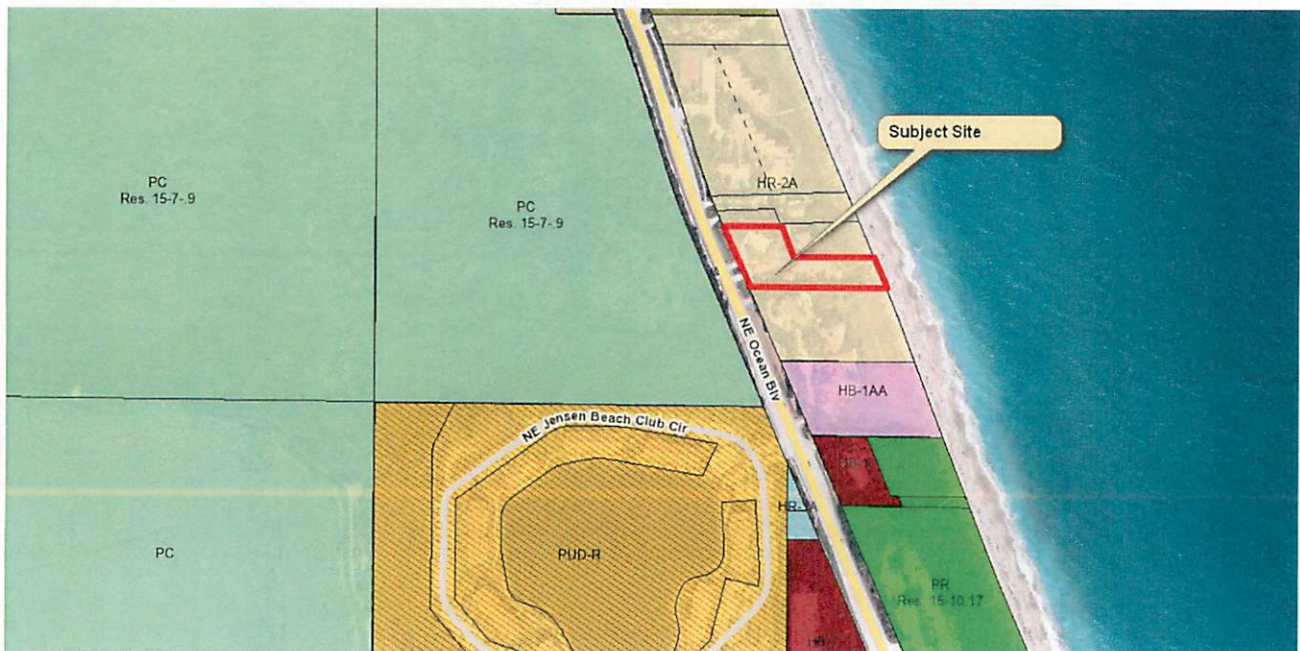
Figure 3: Subject Property Future Land Use



Future land use designations of abutting properties:

- To the north: Medium Density
- To the south: Medium Density
- To the east: Medium Density and Atlantic Ocean
- To the west: Conservation (across NE Ocean Blvd.)

Figure 4 Subject Property Zoning Map



Zoning district designations of abutting properties:

To the north: HR-2A, Multiple-Family Dwelling District

To the south: HR-2A, Multiple-Family Dwelling District

To the east: HR-2A, Multiple-Family Dwelling District and Atlantic Ocean

To the west: PC, Public Conservation District

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

Comprehensive Growth Management Plan

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. The application proposes rezoning to a standard zoning district defined in the Land Development Regulations for the purpose of implementing the CGMP for lands designated Agricultural Ranchette on the Future Land Use Map of the CGMP Martin County, FLA, LDR §3.10 (2013).

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

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

[Martin County, Fla, CGMP, Chapter 4, Section 4.4A.1 (2021)]

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

Site Design Review

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and, pursuant to the analysis provided in Section B of this report, finds this application in compliance with the applicable regulations. The application proposes rezoning to RS-6, Medium Density Residential District, which is a standard zoning district defined in the Land Development Regulations for the purpose of implementing the CGMP for lands designated Medium Density on the Future Land Use Map of the CGMP Martin County, FLA, LDR §3.10 (2013). There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

Additional Information:

Information #1:

Newspaper Advertisement

Notice(s) of a public hearings regarding development applications shall be published at least 14 days prior to the date of the public hearing (seven calendar days if the application is being expedited pursuant to section 10.5.E.3.) in the legal advertisement section of a newspaper of general circulation in Martin County, as defined in F.S. chapter 50 and consistent with the provision of F.S. chapters 125, 163 and 286. [Martin County, Fla, LDR, Article 10, Section 10.6.D. (2019)] The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application.

Information #2:

Notice of a Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area. [Martin County, Fla, LDR, Article 10, Section 10.6.E.1. (2019)]

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

Review Ongoing

T. Determination of compliance with the adequate public facilities requirement – responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

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

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

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #2:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

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

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

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

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

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

X. General application information

Applicant: Engineering Design & Construction Inc.
10250 SW Village Parkway, Suite 201
Port Saint Lucie, FL
bradcurrie@edc-inc.com

Agent: Engineering Design & Construction Inc.
10250 SW Village Parkway, Suite 201
Port Saint Lucie, FL
bradcurrie@edc-inc.com

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. Attachments

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

[space above line provided for recording data]

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

RESOLUTION NUMBER 22-

**REGARDING A CHANGE IN ZONING CLASSIFICATION FROM HR-2A,
MULTIPLE-FAMILY DWELLING DISTRICT, TO RS-6, MEDIUM DENSITY
RESIDENTIAL DISTRICT FOR 4585 NE OCEAN BLVD., LLC**

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

1. 4585 NE Ocean Blvd., LLC submitted an application for a change in zoning district classification from the current HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on August 4, 2022. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on August 9, 2022.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

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

A. The zoning district classification of the property described in Exhibit A is hereby changed from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District.

B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

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

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

DULY PASSED AND ADOPTED THIS 9TH DAY OF AUGUST, 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE ELDER
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

EXHIBIT A

LEGAL DESCRIPTION

FAULKNER – 4585 NE OCEAN BLVD.

PARCEL ID: 13-37-41-000-000-00070-4

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41 MARTIN
COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN OR 3108/2104
PUBLIC RECORDS MARTIN COUNTY FLORIDA

TOTAL AREA: 1.37 ACRES



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

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

Zoning Change Checklist

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- ☒ 1. APPLICATION: Please use the new application form. [Application](#)
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission. [Affidavit for digital submission](#)
- ☐ 3. When submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or flash drive. bookmarked as indicated in the Application Instructions. One paper packet must also be submitted.
- ☐ 4. When submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc flash drive with #3 above. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
- ☒ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development review fee schedule](#)
- ☒ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property.
- ☒ 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
- ☒ 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage (8 1/2 x 11).
- ☒ 11. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ☒ 12. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.

- ☒ 13. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.
- ☒ 14. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
- ☒ 15. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings as required by Section 10.6.E., LDR.
- ☐ 16. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential zoning district.
[School Impact Worksheet](#)
- ☒ 17. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)

RESOURCES: [Martin County Development Review Webpage](#)



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

RECEIVED
JUN 02 2022
GROWTH MANAGEMENT
DEPARTMENT
216

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: _____ Select from List

Name or Title of Proposed Project: 4585 NE Ocean Blvd.

Brief Project Description:

The subject parcels currently have a Category "C" Zoning designation of Multi-Family Dwelling District (HR-2A). This application is being requested to rezone to a current Zoning designation of Medium Density Residential District (RS-6).

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 03/24/2022

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

13-37-41-000-000-00070-4

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): 4585 NE Ocean Blvd., LLC

Company Representative: Fred D. Faulkner, Mgr.

Address: 4585 NE Ocean Blvd.

City: Jensen Beach, State: FL Zip: 34957

Phone: 502-891-8250 Email: fredf@faulkneremail.com

C. PROJECT PROFESSIONALS**Applicant (Name or Company):** Engineering Design & Construction, Inc.Company Representative: Bradley J. Currie, AICP, Vice PresidentAddress: 10250 SW Village Parkway, Suite 201City: Port St. Lucie, State: FL Zip: 34987Phone: 772-462-2455 Email: bradcurrie@edc-inc.com**Agent (Name or Company):** Same as applicant

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as applicant

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Engineering Design & Construction, Inc.Company Representative: Michael T. OwenAddress: 10250 SW Village Parkway, Suite 201City: Port St. Lucie, State: FL Zip: 34987Phone: 772-462-2455 Email: mikeowen@edc-inc.com**Civil Engineer (Name or Company):** Engineering Design & Construction, Inc.Company Representative: R.J. Kennedy, P.E.Address: 10250 SW Village Parkway, Suite 201City: Port St. Lucie, State: FL Zip: 34987Phone: 772-462-2455 Email: rodkenedy@edc-inc.com

PROJECT PROFESSIONALS CONTINUED**Traffic Engineer (Name or Company):** N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

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

E. Certification by Professionals

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

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

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

F. APPLICANT or AGENT CERTIFICATION

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

BJC
Applicant Signature

6/2/2022
Date

Bradley J. Currie, Authorized Agent
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: St. Lucie

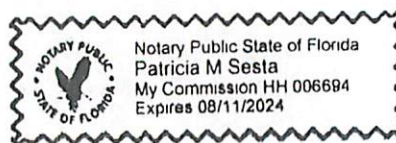
I hereby certify that the foregoing instrument was acknowledged before me this 2nd day of June, 2022, by Bradley J. Currie.

He or She ☒ is personally known to me or ___ has produced ___ as identification.

Patricia M. Sesta
Notary Public Signature

Patricia M. Sesta
Printed name

STATE OF: Florida at-large





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

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

Digital Submittal Affidavit

I, Bradley J. Currie, attest that the electronic version included for the project 4585 & 4627 NE Ocean Blvd. is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

Bradley J. Currie
Applicant Signature

4/2/2022
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 2nd day of June, 20 22, by Bradley J. Currie.

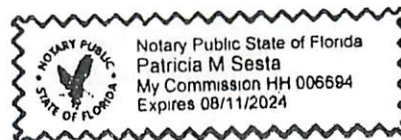
He or She ☒ is personally known to me or ___ has produced N/A as identification.

Patricia M. Sesta
Notary Public Signature

Patricia M. Sesta
Printed name

STATE OF: Florida

at-large



LETTER OF JUSTIFICATION
Faulkner – 4585 NE Ocean Boulevard
Rezone Approval Request
June 2, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a mandatory rezone for a project to be known as Faulkner – 4585 NE Ocean Boulevard. The subject property is located at 4585 NE Ocean Boulevard in Martin County, Florida. It can be identified as parcel id # 13-37-41-000-000-00070-4 and is approximately 1.37 acres. The applicant is requesting approval of a mandatory rezone.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located at 4585 NE Ocean Blvd. and is in the jurisdiction of Martin County.

The subject property is comprised of approximately 1.37 acres and is currently developed with a single-family residence. A second residential home is being constructed further east on the subject property. The subject property has an existing Future Land Use designation of Medium Density Residential and an underlying Category "C" Zoning Designation of Commercial Waterfront / Commercial Office / Residential (HR-2A). A pre-application meeting was held with Martin County staff on March 24, 2022 as the applicant wishes to subdivide the parcel. Prior to a site plan or lot split, a mandatory rezone to RS-6 is required.

To the north of the subject parcel is a developed residential parcel. This parcel has a Future Land Use designation of Medium Density and an underlying Zoning Category "C" Zoning Designation of Commercial Waterfront / Commercial Office / Residential (HR-2A).

To the west of the subject property lies the right of way of NE Ocean Boulevard followed by a large conservation tract. This parcel has a Future Land Use designation of Conservation and an underlying Zoning designation of Public Conservation District (PC).

South of the subject property is a developed residential parcel. This parcel has a Future Land Use designation of Medium Density and an underlying Zoning Category "C" Zoning Designation of Commercial Waterfront / Commercial Office / Residential (HR-2A).

To the east of the subject lies the Atlantic Ocean.

The applicant is submitting this application for approval to rezone the subject parcel to RS-6. Included with the development review application, a zoning change checklist has been included. Most of the items required for completeness review are included as part of this submittal package. A School Impact Worksheet is not included as there are no new residential structures proposed.

Based on the above and attached information, the applicant respectfully requests the review and approval of this mandatory rezone application.

Z:\EDC\2021\21-531 - Faulkner - 4585 NE Ocean Blvd\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-06-02_Faulkner_4585_Ocean_Mandatory_Rezone_Justification_Ltr_21-531.docx

4585 NE Ocean Blvd., LLC
4585 NE Ocean Blvd.
Jensen Beach, FL 34957

AGENT CONSENT FORM

Project Name: 4585 NE Ocean Blvd.

Parcel ID: 13-37-41-000-000-00070-4

BEFORE ME THIS DAY PERSONALLY APPEARED Fred Faulkner, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 21 day of Feb, 2022 by Fred Faulkner (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Kim B. Cario

Notary Signature

Kim B. Cario

Printed Name of Notary



KIM B. CARIO
Commission # H11198818
(Notary Seal)
Expires December 21, 2025

2-21-25

My commission expires

Fred Faulkner

Owner's Signature

Fred Faulkner

Owner's Name

4585 NE Ocean Blvd.

Street Address

Jensen Beach, FL 34957

City, State, Zip

561-478-4440 / ffaulkner@reichelrealty.com

Telephone / Email



Prepared by and return to:

Steven G. Vitale, P.A.
 211 S. Colorado Avenue, Suite 2
 Stuart, FL 34994
 772-781-1999
 File Number: SGV-2272
 Will Call No:

Parcel Identification No. 13-37-41-000-000-00070.40000

Warranty Deed

(STATUTORY FORM - SECTION 689-02, F.S.)

This Indenture made this 7th day of April, 2020 between Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantors*, and 4585 NE Ocean Blvd, LLC, a Florida limited liability company, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantee*,

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

See attached Exhibit "A"

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

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

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:

Ann P. Savier
 Witness Name: Ann P. Savier

Steven G. Vitale
 Witness Name: Steven G. Vitale

Fred D. Faulkner
 Fred D. Faulkner, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018

State of Florida
 County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2020, by Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, who is personally known to me or ☐ who has produced _____ as identification.

[Notary Seal]

Steven G. Vitale
 Notary Public
 Printed Name: _____
 My Commission Expires: _____

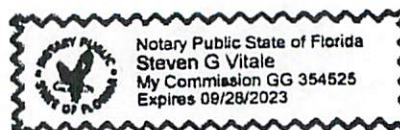


EXHIBIT "A"

A parcel of land lying in Government Lot 1, Section 13, Township 37 South, Range 41 East, Martin County, Florida, lying East of State Road A-1-A, and being more particularly described as follows:

Commence at the Northwest corner of Government Lot 3, Section 13, Township 37 South, Range 41 East; thence South $89^{\circ}42'50''$ East along the South line of said Government Lot 1, a distance of 211.98 feet to the point of intersection with the centerline of the Old Beach Road;

thence North $22^{\circ}57'45''$ West along said centerline a distance of 411.52 feet to a point heretofore referred to as Point "A" and the POINT OF BEGINNING; thence North $89^{\circ}42'50''$ West, parallel to the said South line of Government Lot 1, a distance of 182.71 feet to the East right-of-way line of State Road A-1-A; thence North $23^{\circ}49'35''$ West along said East right-of-way line, a distance of 201.32 feet; thence South $89^{\circ}42'50''$ East, parallel to the said South line of Government Lot 1, a distance of 186.01 feet to the said centerline of the Old Beach Road; thence South $22^{\circ}57'45''$ East along aforesaid centerline of the Old Beach Road, a distance of 100.00 feet to a concrete monument, thence South $89^{\circ}42'50''$ East a distance of 282 feet, more or less to the mean high water line of the Atlantic Ocean; thence meander said mean high water line Southeasterly a distance of 97 feet more or less to the point of intersection with a line that is 378.10 feet northerly of, as measured at right angles to the said South line of Government Lot 1, said line bears South $89^{\circ}42'50''$ East from the POINT OF BEGINNING; thence North $89^{\circ}42'50''$ West along lastly said line, a distance of 274 feet more or less to the POINT OF BEGINNING.

May 17, 2022

Via: *Hand Delivery*

Assigned Planner
Martin County Growth Management
2401 SE Monterey Road
Stuart, FL 34996

**Re: 4585 NE Ocean Blvd.
Mandatory Rezone**

To Whom It May Concern:

This letter is to advise staff that the ownership of the property associated with the above noted project has not been conveyed since the recording of the deed. A copy of the recorded warranty deed is included as part of this submittal package.

If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

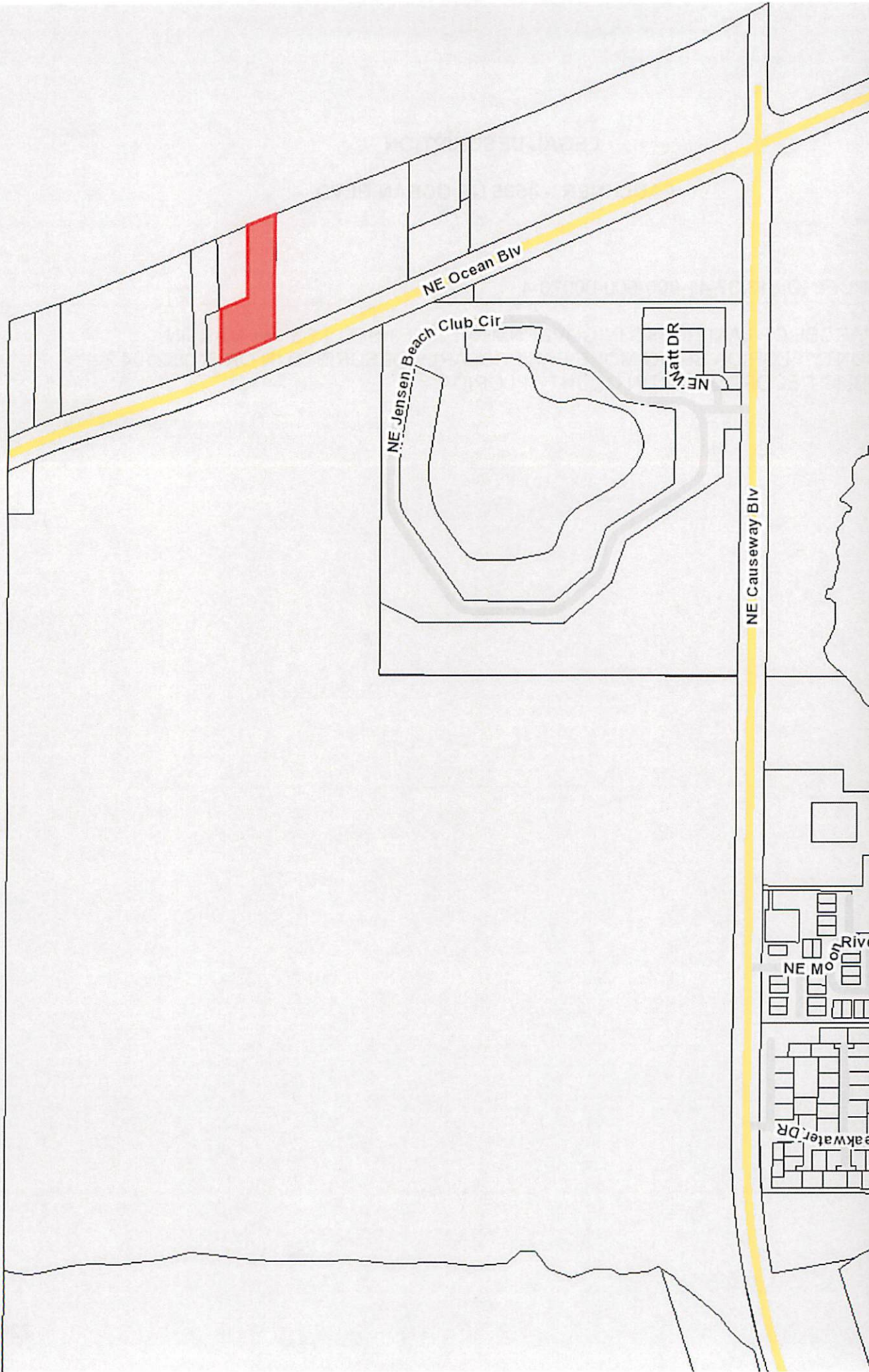
Z:\EDC-2021\21-531 - Faulkner - 4585 NE Ocean Blvd\ENGINEERING\Documents\Letters\2022-05-17_No_Property_Transfer_Since_Deed_Recorded_Ltr_Faulkner_21-531.docx

LEGAL DESCRIPTION

FAULKNER – 4585 NE OCEAN BLVD.

PARCEL ID: 13-37-41-000-000-00070-4

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41 MARTIN
COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN OR 3108/2104
PUBLIC RECORDS MARTIN COUNTY FLORIDA



Faulkner - 4585 NE Ocean Blvd.

Martin County, FL

Location Map



Faulkner - 4585 NE Ocean Blvd.

Martin County, FL

Aerial Map





Faulkner - 4585 NE Ocean Blvd.

Martin County, FL



NORTH

Property Assessment Map

CONSERVATION
CPA 15-8, Ord 976

MEDIUM DENSITY

Subject Property

MEDIUM DENSITY

NE Ocean Biv

COMANHOFFENES
city Res. 03.10.3

NE Jensen Beach Club Cir

MEDIUM DENSITY

RECREATIONAL

CCOM LIMITED

CONSERVATION
Ord. 1096

DR
DENSITY 20 PA
E 1 652 CDA 04

CONSERVATION

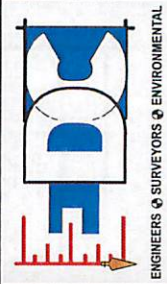
Faulkner - 4585 NE Ocean Blvd.

Martin County, FL

Future Land Use Map



NORTH





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

May 11, 2020

Ownership Search

Prepared For: ENGINEERING, DESIGN & CONSTRUCTION, INC.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-foot area surrounding the following described parcel of land:

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

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

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

Iris M. Crews

icrews



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

OWNERSHIP REPORT

SEARCH NO. P22-11759/IC

THE ATTACHED REPORT IS ISSUED TO ENGINEERING, DESIGN & CONSTRUCTION, INC. 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 500-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

By: *icreus*

Iris M. Crews



Prepared by and return to:

Steven G. Vitale, P.A.
 211 S. Colorado Avenue, Suite 2
 Stuart, FL 34994
 772-781-1999
 File Number: SGV-2272
 Will Call No:

Parcel Identification No. 13-37-41-000-00070.40000

Warranty Deed

(STATUTORY FORM - SECTION 689-02, F.S.)

This Indenture made this 7th day of April, 2020 between Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantors*, and 4585 NE Ocean Blvd, LLC, a Florida limited liability company, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantee*,

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

See attached Exhibit "A"

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

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

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:

Ann P. Savier
 Witness Name: Ann P. Savier

Steven G. Vitale
 Witness Name: Steven G. Vitale

Fred D. Faulkner
 Fred D. Faulkner, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018

State of Florida
 County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2020, by Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, who is personally known to me or ☐ who has produced _____ as identification.

[Notary Seal]

Steven G. Vitale
 Notary Public
 Printed Name:
 My Commission Expires: _____

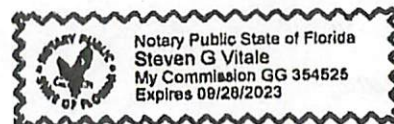


Exhibit "A"
 page 1 of 2

EXHIBIT "A"

A parcel of land lying in Government Lot 1, Section 13, Township 37 South, Range 41 East, Martin County, Florida, lying East of State Road A-1-A, and being more particularly described as follows:

Commence at the Northwest corner of Government Lot 3, Section 13, Township 37 South, Range 41 East; thence South 89°42'50" East along the South line of said Government Lot 1, a distance of 211.98 feet to the point of intersection with the centerline of the Old Beach Road;

thence North 22°57'45" West along said centerline a distance of 411.52 feet to a point heretofore referred to as Point "A" and the POINT OF BEGINNING; thence North 89°42'50" West, parallel to the said South line of Government Lot 1, a distance of 182.71 feet to the East right-of-way line of State Road A-1-A; thence North 23°49'35" West along said East right-of-way line, a distance of 201.32 feet; thence South 89°42'50" East, parallel to the said South line of Government Lot 1, a distance of 186.01 feet to the said centerline of the Old Beach Road; thence South 22°57'45" East along aforesaid centerline of the Old Beach Road, a distance of 100.00 feet to a concrete monument, thence South 89°42'50" East a distance of 282 feet, more or less to the mean high water line of the Atlantic Ocean; thence meander said mean high water line Southeasterly a distance of 97 feet more or less to the point of intersection with a line that is 378.10 feet northerly of, as measured at right angles to the said South line of Government Lot 1, said line bears South 89°42'50" East from the POINT OF BEGINNING; thence North 89°42'50" West along lastly said line, a distance of 274 feet more or less to the POINT OF BEGINNING.

Exhibit "A"
page 2 of 2



Basic Info

PIN	AIN	Situs Address	Website Updated
13-37-41-000-000-00070-4	6	4585 NE OCEAN BLVD HUTCHINSON ISLAND FL	5/10/22

General Information

Property Owners	Parcel ID	Use Code/Property Class
4585 NE OCEAN BLVD LLC	13-37-41-000-000-00070-4	0100 - 0100 Single Family
Mailing Address	Account Number	Neighborhood
PO BOX 6212 JENSEN BEACH FL 34957	6	190105 HI Oceanfront, Galleon Bay
Tax District	Property Address	Legal Acres
DISTRICT ONE (H I) SPEC	4585 NE OCEAN BLVD HUTCHINSON ISLAND FL	1.3700
	Legal Description	Ag Use Acres
	A PARCEL OF LAND LYING IN GOVERNMENT LOT...	N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 1,265,000	\$ 237,430	\$ 1,502,430	\$ 0	\$ 1,502,430	\$ 0	\$ 1,502,430

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
4/7/20	FRED D FAULKNER LIVING TRUST	2830939
Sale Price	Deed Type	Book & Page
\$ 100	Wd Full Covenant and Warranty Deed	<u>3149 0950</u>

Legal Description

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41 MARTIN COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN OR 3108/2104 PUBLIC RECORDS MARTIN COUNTY FLORIDA

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

Exhibit "B"

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
4585 NE Ocean Blvd, LLC	PO Box 6212 Jensen Beach, FL 34957
BY: Fred D Faulkner, Sole/Managing Member	

(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
4585 NE Ocean Blvd, LLC	PO Box 6212 Jensen Beach, FL 34957	Owner

(If more space is needed attach separate sheet)

P = Pending
D = Denied
W = Withdrawn

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.

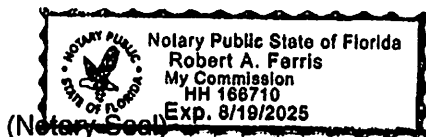
FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Signature]

STATE OF Florida
COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 20th day of May, 2022, by Fred Faulkner, who is personally known to me or have produced FDL as identification.



Robert A. Ferris
Notary Public, State of Florida
Print Name: Robert A. Ferris
My Commission Expires: 8/19/2025

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

PARCEL ID: 13-37-41-000-000-00070-4

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41
MARTIN COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED

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

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

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

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
4585 NE Ocean Blvd, LLC	PO Box 6212 Jensen Beach, FL 34957
BY: Fred D Faulkner, Sole/Managing Member	

(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
4585 NE Ocean Blvd, LLC	PO Box 6212 Jensen Beach, FL 34957	Owner

(If more space is needed attach separate sheet)

P = Pending
D = Denied
W = Withdrawn

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.

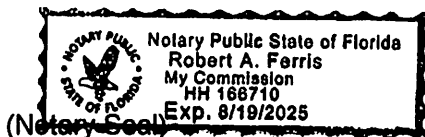
FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Signature]

STATE OF Florida
COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 20th day of May, 2022, by Fred Faulkner, who is personally known to me or have produced FDL as identification.



(Notary Seal)

Robert A. Ferris
Notary Public, State of Florida
Print Name: Robert A. Ferris
My Commission Expires: 8/19/2025

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

PARCEL ID: 13-37-41-000-000-00070-4

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41
MARTIN COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED

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

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

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

BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARINGS

Subject: This is a request by 4585 NE Ocean Blvd., LLC (F112-003) for a proposed amendment to the county zoning atlas for a residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district classification from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District or the most appropriate zoning district. The approximate 1.37-acre parcel of land is located at 4585 NE Ocean Boulevard, Hutchinson Island. Included with this application is a Request for a Certificate of Public Facilities Exemption (Section 5.32.B.3.f.(7), LDR).

Location: The subject site is located at 4585 NE Ocean Blvd., Hutchinson Island.

Public hearing: LOCAL PLANNING AGENCY (LPA)

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, August 4th, 2022

Public hearing: BOARD OF COUNTY COMMISSIONERS (BCC)

Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, August 9th, 2022

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

All interested persons are invited to attend and be heard.

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

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

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

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

THIS NOTICE DATED THIS 13TH DAY OF APRIL 2022.

For Publishers Information ONLY- DO NOT PUBLISH

Publish: Stuart News

Publish Date: April 20, 2022

Please send sample of the ad with billing to:
Martin County Board of County Commissioners
Accounting Department
P. O. Box 9016
Stuart, Florida 34995

Please provide an ad proof and cost of advertisement.
Charge this advertisement to Account #: AP-444199

SAMPLE LETTER TO SURROUNDING PROPERTY OWNERS

(month) (day), (2022)

(addressee from the certified property owners list)
(address)

Subject and Location: This is a request by 4585 NE Ocean Blvd., LLC (F112-003) for a proposed amendment to the county zoning atlas for a residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district classification from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District or the most appropriate zoning district. The approximate 1.37-acre parcel of land is located at 4585 NE Ocean Boulevard, Hutchinson Island. Included with this application is a Request for a Certificate of Public Facilities Exemption (Section 5.32.B.3.f.(7), LDR).

Dear *(property owner)*:

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

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

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, August 4th, 2022

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, August 9th, 2022

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

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in 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 County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the

public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

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

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Pete Walden, Deputy Growth Management Director, (e-mail: pwalden@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. 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.

Sincerely,

(applicant's name)

Attachment: Location Map



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

May 11, 2020

Ownership Search

Prepared For: ENGINEERING, DESIGN & CONSTRUCTION, INC.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-foot area surrounding the following described parcel of land:

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

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

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

Iris M. Crews

icrews



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

OWNERSHIP REPORT

SEARCH NO. P22-11759/IC

THE ATTACHED REPORT IS ISSUED TO ENGINEERING, DESIGN & CONSTRUCTION, INC. 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 500-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

By: *icrems*

Iris M. Crews



Prepared by and return to:

Steven G. Vitale, P.A.
 211 S. Colorado Avenue, Suite 2
 Stuart, FL 34994
 772-781-1999
 File Number: SGV-2272
 Will Call No:

Parcel Identification No. 13-37-41-000-000-00070.40000

Warranty Deed

(STATUTORY FORM - SECTION 689-02, F.S.)

This Indenture made this 7th day of April, 2020 between Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantors*, and 4585 NE Ocean Blvd, LLC, a Florida limited liability company, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantee*,

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

See attached Exhibit "A"

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

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

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:

Ann P. Savier
 Witness Name: Ann P. Savier
Steven G. Vitale
 Witness Name: Steven G. Vitale

Fred D. Faulkner
 Fred D. Faulkner, individually and as Trustee
 of the Fred D. Faulkner Living Trust, as last amended
 and restated on May 1, 2018

State of Florida
 County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2020, by Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, who is personally known to me or ☐ who has produced _____ as identification.

[Notary Seal]

Steven G. Vitale
 Notary Public
 Printed Name:
 My Commission Expires: _____

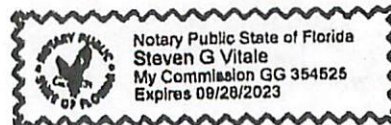


Exhibit "A"
 page 1 of 2

EXHIBIT "A"

A parcel of land lying in Government Lot 1, Section 13, Township 37 South, Range 41 East, Martin County, Florida, lying East of State Road A-1-A, and being more particularly described as follows:

Commence at the Northwest corner of Government Lot 3, Section 13, Township 37 South, Range 41 East; thence South 89°42'50" East along the South line of said Government Lot 1, a distance of 211.98 feet to the point of intersection with the centerline of the Old Beach Road;

thence North 22°57'45" West along said centerline a distance of 411.52 feet to a point heretofore referred to as Point "A" and the POINT OF BEGINNING; thence North 89°42'50" West, parallel to the said South line of Government Lot 1, a distance of 182.71 feet to the East right-of-way line of State Road A-1-A; thence North 23°49'35" West along said East right-of-way line, a distance of 201.32 feet; thence South 89°42'50" East, parallel to the said South line of Government Lot 1, a distance of 186.01 feet to the said centerline of the Old Beach Road; thence South 22°57'45" East along aforesaid centerline of the Old Beach Road, a distance of 100.00 feet to a concrete monument, thence South 89°42'50" East a distance of 282 feet, more or less to the mean high water line of the Atlantic Ocean; thence meander said mean high water line Southeasterly a distance of 97 feet more or less to the point of intersection with a line that is 378.10 feet northerly of, as measured at right angles to the said South line of Government Lot 1, said line bears South 89°42'50" East from the POINT OF BEGINNING; thence North 89°42'50" West along lastly said line, a distance of 274 feet more or less to the POINT OF BEGINNING.

Exhibit 1A
page 2 of 2



Basic Info

PIN 13-37-41-000-000-00070-4	AIN 6	Situs Address 4585 NE OCEAN BLVD HUTCHINSON ISLAND FL	Website Updated 5/10/22
--	-----------------	---	-----------------------------------

General Information

Property Owners 4585 NE OCEAN BLVD LLC	Parcel ID 13-37-41-000-000-00070-4	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address PO BOX 6212 JENSEN BEACH FL 34957	Account Number 6	Neighborhood 190105 HI Oceanfront, Galleon Bay
Tax District DISTRICT ONE (H I) SPEC	Property Address 4585 NE OCEAN BLVD HUTCHINSON ISLAND FL	Legal Acres 1.3700
	Legal Description A PARCEL OF LAND LYING IN GOVERNMENT LOT...	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 1,265,000	\$ 237,430	\$ 1,502,430	\$ 0	\$ 1,502,430	\$ 0	\$ 1,502,430

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

Current Sale

Sale Date 4/7/20	Grantor (Seller) FRED D FAULKNER LIVING TRUST	Doc Num 2830939
Sale Price \$ 100	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>3149 0950</u>

Legal Description

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41 MARTIN COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN OR 3108/2104 PUBLIC RECORDS MARTIN COUNTY FLORIDA

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

Exhibit "B"



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

May 11, 2020

Ownership Search

Prepared For: ENGINEERING, DESIGN & CONSTRUCTION, INC.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-foot area surrounding the following described parcel of land:

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

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

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

Iris M. Crews

icrews



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

OWNERSHIP REPORT

SEARCH NO. P22-11759/IC

THE ATTACHED REPORT IS ISSUED TO ENGINEERING, DESIGN & CONSTRUCTION, INC. 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 500-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

By: *icrems*

Iris M. Crews



Recorded in Martin County, FL 8/10/2020 3:15 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$0.70
 CFN#2830939 BK 3149 PG 950 PAGE 1 of 2

254

Prepared by and return to:

Steven G. Vitale, P.A.
 211 S. Colorado Avenue, Suite 2
 Stuart, FL 34994
 772-781-1999
 File Number: SGV-2272
 Will Call No:

Parcel Identification No. 13-37-41-000-000-00070.40000

Warranty Deed

(STATUTORY FORM - SECTION 689-02, F.S.)

This Indenture made this 7th day of April, 2020 between Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantors*, and 4585 NE Ocean Blvd, LLC, a Florida limited liability company, whose post office address is 6994 SE Harbor Circle, Stuart, FL 34996, grantee*,

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

See attached Exhibit "A"

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

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

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:

Ann P. Savier
 Witness Name: Ann P. Savier

Steven G. Vitale
 Witness Name: Steven G. Vitale

Fred D. Faulkner
 Fred D. Faulkner, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018

State of Florida
 County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of April, 2020, by Fred D. Faulkner, a single man, individually and as Trustee of the Fred D. Faulkner Living Trust, as last amended and restated on May 1, 2018, who is personally known to me or ☐ who has produced _____ as identification

[Notary Seal]

Steven G. Vitale
 Notary Public
 Printed Name:
 My Commission Expires: _____



Exhibit "A"
 page 1 of 2

EXHIBIT "A"

A parcel of land lying in Government Lot 1, Section 13, Township 37 South, Range 41 East, Martin County, Florida, lying East of State Road A-1-A, and being more particularly described as follows:

Commence at the Northwest corner of Government Lot 3, Section 13, Township 37 South, Range 41 East; thence South $89^{\circ}42'50''$ East along the South line of said Government Lot 1, a distance of 211.98 feet to the point of intersection with the centerline of the Old Beach Road;

thence North $22^{\circ}57'45''$ West along said centerline a distance of 411.52 feet to a point heretofore referred to as Point "A" and the POINT OF BEGINNING; thence North $89^{\circ}42'50''$ West, parallel to the said South line of Government Lot 1, a distance of 182.71 feet to the East right-of-way line of State Road A-1-A; thence North $23^{\circ}49'35''$ West along said East right-of-way line, a distance of 201.32 feet; thence South $89^{\circ}42'50''$ East, parallel to the said South line of Government Lot 1, a distance of 186.01 feet to the said centerline of the Old Beach Road; thence South $22^{\circ}57'45''$ East along aforesaid centerline of the Old Beach Road, a distance of 100.00 feet to a concrete monument, thence South $89^{\circ}42'50''$ East a distance of 282 feet, more or less to the mean high water line of the Atlantic Ocean; thence meander said mean high water line Southeasterly a distance of 97 feet more or less to the point of intersection with a line that is 378.10 feet northerly of, as measured at right angles to the said South line of Government Lot 1, said line bears South $89^{\circ}42'50''$ East from the POINT OF BEGINNING; thence North $89^{\circ}42'50''$ West along lastly said line, a distance of 274 feet more or less to the POINT OF BEGINNING.

Exhibit TA
page 2 of 2



Basic Info

PIN	AIN	Situs Address	Website Updated
13-37-41-000-000-00070-4	6	4585 NE OCEAN BLVD HUTCHINSON ISLAND FL	5/10/22

General Information

Property Owners 4585 NE OCEAN BLVD LLC	Parcel ID 13-37-41-000-000-00070-4	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address PO BOX 6212 JENSEN BEACH FL 34957	Account Number 6	Neighborhood 190105 HI Oceanfront, Galleon Bay
Tax District DISTRICT ONE (H I) SPEC	Property Address 4585 NE OCEAN BLVD HUTCHINSON ISLAND FL	Legal Acres 1.3700
	Legal Description A PARCEL OF LAND LYING IN GOVERNMENT LOT...	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 1,265,000	\$ 237,430	\$ 1,502,430	\$ 0	\$ 1,502,430	\$ 0	\$ 1,502,430

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

Current Sale

Sale Date 4/7/20	Grantor (Seller) FRED D FAULKNER LIVING TRUST	Doc Num 2830939
Sale Price \$ 100	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>3149 0950</u>

Legal Description

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41 MARTIN COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN OR 3108/2104 PUBLIC RECORDS MARTIN COUNTY FLORIDA

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

Exhibit "B"

051422 N B INC
7712 RUE DES SAULES
BROSSARD QC J4X 2X4

4417 OCEAN BLVD LLC
2121 SW 3RD AVE #601
MIAMI FL 33129

4585 NE OCEAN BLVD LLC
PO BOX 6212
JENSEN BEACH FL 34957

4643 NE OCEAN LLC
5606 PGA BLVD #211
PALM BEACH GARDENS FL 33418

AMALFETANO ANTHONY F AMALFETANO
LOUISE F
140 COWESETT GREEN DR
WARWICK RI 02886

ANN L ORVIETO REVOCABLE TRUST
209 N BIRCH RD #502
FT LAUDERDALE FL 33304

ARNOLD BRENNER FAMILY TRUST
112 JENNIFER CRESCENT
SHARON ON LOG1VO, CANADA

CATARO CHRISTOPHER CATARO LISA
7 OAKLEDGE DR
EAST NORTHPORT NY 11731

CRANNA JANET H
4751 NE OCEAN BLVD #12
JENSEN BEACH FL 34957

DAKOULAS ANASTASIOS T DAKOULAS
CHRISTINE FAHEY
PO BOX 354
PEMBROKE MA 02359

DANIEL SCHICKEDANZ INC
3311 BAYVIEWAVE STE 105
WILLOWDALE ON M2K 1G4

DUNE OF HUTCHINSON ISLAND
CONDOMINIUM ASSOCIATION INC
681 SE DEGAN DR
PORT SAINT LUCIE FL 34983

EUSTACE ROBERT R EUSTACE ELSA M
4545 NE OCEAN BLVD
JENSEN BEACH FL 34957

FAULKNER FRED
P O BOX 6212
JENSEN BEACH FL 34958

FRIEDBERG JOSEPH S FRIEDBERG
CAROLYN
701 4TH AVE STE 300
MINNEAPOLIS MN 55415

GORDON JAMES G & MARY E
4651 NE OCEAN BLVD #20
JENSEN BEACH FL 34957

HALL PHYLLIS Y UEPHYLLIS Y HALL
REVOCABLE TRUST
4751 NE OCEAN BLVD #11
JENSEN BEACH FL 34957

J TERRENCE JOYCE 2016 REVOCABLE
TRUST
2062 BANE BERRY DR
HOOVER AL 35244

JENSEN BEACH CLUB CONDOMINIUM
ASSOCIATION INC
1111 SE FEDERAL HWY #100
STUART FL 34994

KAPILA SONEET KAPILA PRABODH
2420 DEL LAGO DR
FORT LAUDERDALE FL 33316

MARGARETE BARTSCHAT DECLARATION OF
TRUST BARTSCHAT MARGARETE TTEE
4751 NE OCEAN BLVD #9
JENSEN BEACH FL 34957

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

MARVIN ROBERT J JR ZELAZNY GAYLE
29 CUNNINGHAM LN
PAWLING NY 12564

MARY D HARRIS REVOCABLE TRUST HARRIS
MARY D TTEE
4751 NE OCEAN BLVD #3
JENSEN BEACH FL 34957

MCDONALD THOMAS M MCDONALD VICKIE L
7630 MARBLEHEAD LN
POMPANO BEACH FL 33067

MCILVAINE JOSEPH P MCILVAINE MARTHA
A
106 STONEY BROOK BLVD
NEWTOWN SQUARE PA 19073

MICHAEL R INSABELLA TRUST INSABELLA
MICHAEL R TTEE
4751 NE OCEAN BLVD #2
JENSEN BEACH FL 34957

MIES STEVEN A MIES ROBERTA K
22905 GROVE WOOD LN
COLD SPRING MN 56320

MINTURNO MINNOWS LLC
4651 NE OCEAN BLVD #31
JENSEN BEACH FL 34957

NANCY E TIESTE LIVING TRUST
208 WAVERLY RD
WILMINGTON DE 19803

NOWASKEY THOMAS W
4991 ESSINGTON LN
BARRINGTON IL 60010

OCEAN DUNE CHILLIN LLC
2297 SW GOLDEN BEAR WAY
PALM CITY FL 34990

RITA F DEXTER LIVING TRUST DEXTER
RITA F TIEE
4651 NE OCEAN BLVD #21
JENSEN BEACH FL 34957

ROMANO MICHAEL F TIEE
4651 NE OCEAN BLVD B-29
JENSEN BEACH FL 34957

SANBOYS HOLDINGS INC
4751 NE OCEAN BLVD #1
JENSEN BEACH FL 34957

SHARON J HENDRIX REVOCABLE LIVING
TRUST
74 SARBOR SHORES
NEWMAN GA 30265

STATE OF FLORIDA
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

TIERNEY WILLIAM ESTATE
4651 NE OCEAN BLVD #15
JENSEN BEACH FL 34957

TIMMERMAN WILLIAM BRYAN TIMMERMAN
JENNIFER
4651 NE OCEAN BLVD #B-22
JENSEN BEACH FL 34957

ZUKOTYNSKI STEFAN UEZUKOTYNSKI
SUSAN UE
4651 NE OCEAN BLVD B-17
JENSEN BEACH FL 34957

**Board of County
Commissioners Meeting**

August 9th, 2022

**Brian Elam
Senior Planner**

Faulkner – 4585 NE Ocean Blvd. Rezoning (F112-003)

LOCATION MAP

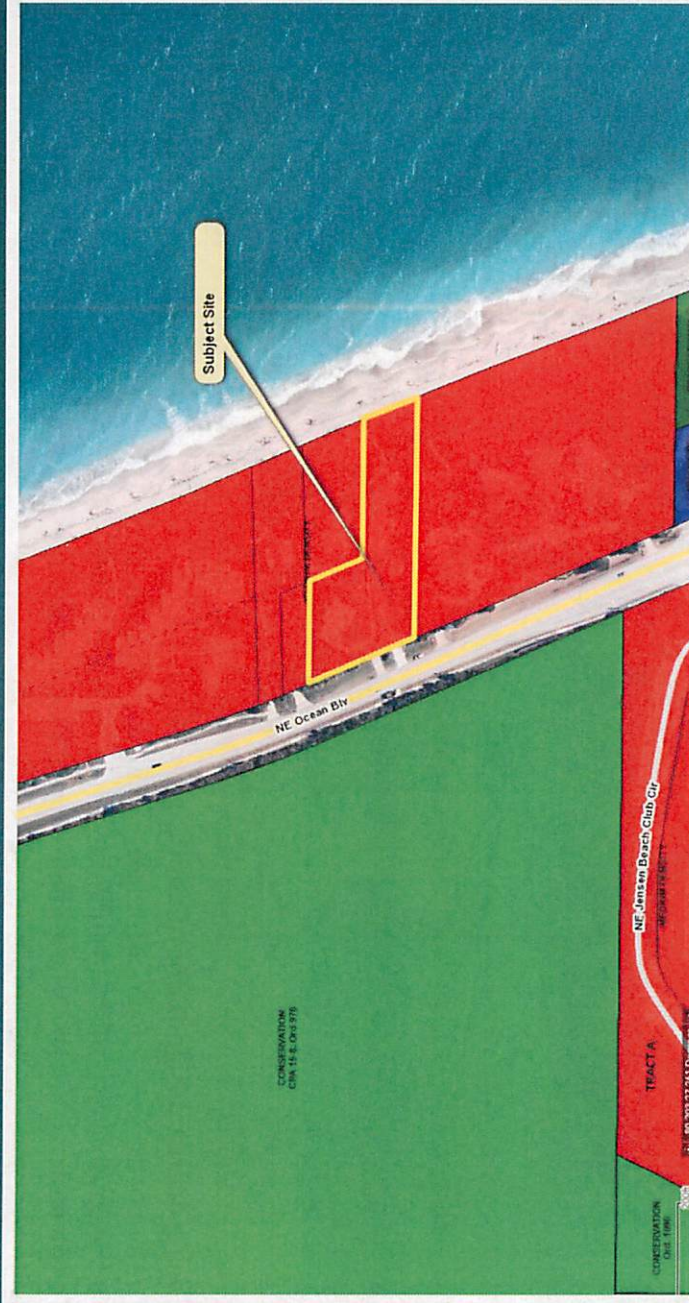


AERIAL PHOTOGRAPH (2021)



4585 NE Ocean Blvd., Hutchinson Island

FUTURE LAND USE MAP

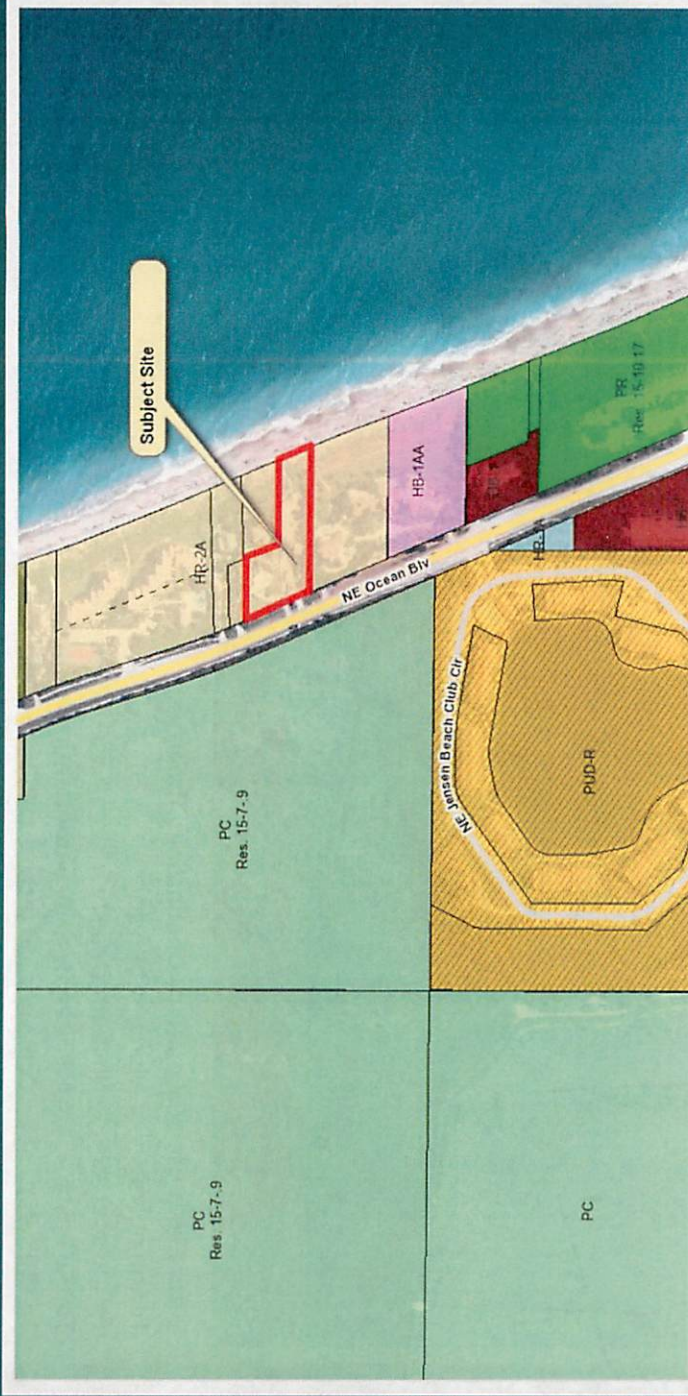


Future land use designations of abutting properties:

- To the north: Medium Density
- To the south: Medium Density
- To the east: Medium Density and Atlantic Ocean
- To the west: Conservation (across NE Ocean Blvd.)

Medium Density

ZONING ATLAS EXCERPT



Zoning district designations of abutting properties:

To the north:	HR-2A, Multiple-Family Dwelling District
To the south:	HR-2A, Multiple-Family Dwelling District
To the east:	HR-2A, Multiple-Family Dwelling District and Atlantic Ocean
To the west:	PC, Public Conservation District

HR-2A, Multiple-Family Dwelling District

CATEGORY “A” ZONING OPTIONS

The current zoning district on the property is HR-2A, Multiple-Family Dwelling District a Category “C” district in the current Article 3 zoning code. The district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

There are four standard zoning districts available to implement the Medium Density land use policies of the CGMP which is:

- (RS-6) Medium Density Residential District
- (RS-8) Medium Density Residential District
- (RM-6) Medium Density Residential District
- (RM-8) Medium Density Residential District

- PUD Zoning is also an option

DEVELOPMENT STANDARDS

(Excerpt from LDR, Table 3.12.1 (2021))

Category	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	RS-6	7,500	50	6.00			40	50	
A	RS-8	5,500	50	8.00			40	50	
A	RM-6	7,500(h)	50(h)	6.00			40	50	
A	RM-8	5,500(h)	50(h)	8.00(d)			40	50	
C	HR-1	10,000	100	(a)			35	30	

(Excerpt from LDR, Table 3.12.2 (2021))

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	RS-6	25	25	25	25	10	20	30	40	10	10	20	30
A	RS-8	25	25	25	25	10	20	20	30	5	5	10	20
A	RM-6	25	25	25	25	10	20	30	40	10	10	20	30
A	RM-8	25	25	25	25	10	20	30	40	10	10	20	30
C	HR-2A	50	60	70	80	25	25	35	45	20	20	30	40

STAFF RECOMMENDATION

Staff has concluded the requested RS-6, Medium Density Residential District is an appropriate zoning district with respect to the application of the goals, objectives and policies of Martin Counties Comprehensive Growth Management Plan, Land Development Regulations, and County Codes.

1. Staff recommends the Board move to receive and file the agenda item and the staff report as Exhibit 1.
2. Staff recommends the Board approve the request to rezone from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District.

THIS CONCLUDES THE PRESENTATION

Questions?

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

[space above line provided for recording data]

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

RESOLUTION NUMBER 22-

**REGARDING DENIAL OF CHANGE IN ZONING CLASSIFICATION FROM
HR-2A, MULTIPLE-FAMILY DWELLING DISTRICT, TO RS-6, MEDIUM
DENSITY RESIDENTIAL DISTRICT FOR 4585 NE OCEAN BLVD., LLC**

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

1. 4585 NE Ocean Blvd., LLC submitted an application for a change in zoning district classification from the current HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on August 4, 2022. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on August 9th, 2022.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

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

A. The request by 4585 NE Ocean Blvd LLC for a change in zoning district classification from the current HR-2A, Multiple-Family Dwelling District to RS-6 Medium Density Residential District is hereby denied because XXXXX.

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

DULY PASSED AND ADOPTED THIS 9TH DAY OF AUGUST 9, 2022.

ATTEST:

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

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

**BY: _____
DOUG SMITH, CHAIR**

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

**BY: _____
ELYSSE ELDER
SENIOR ASSISTANT COUNTY ATTORNEY**

ATTACHMENTS:

Exhibit A, Legal Description

EXHIBIT A

LEGAL DESCRIPTION

FAULKNER – 4585 NE OCEAN BLVD.

PARCEL ID: 13-37-41-000-000-00070-4

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 SEC 13-37-41 MARTIN
COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED IN OR 3108/2104
PUBLIC RECORDS MARTIN COUNTY FLORIDA

TOTAL AREA: 1.37 ACRES



June 17, 2022

Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

RE: Faulkner - 4585 NE Ocean Blvd. Rezoning
Project # F112-003

To Whom It May Concern:

This letter is to certify that the above referenced sign was installed per Martin County requirements. The sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10.6: Development Review Procedures.

Signature: [Signature]

Date: 06/17/2022

STATE OF FLORIDA
COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me this 17th day of June 2022 by Bradley J. Currie.



Renée S. Rizzuti (NOTARY SEAL)
Notary Public
State of Florida
Comm# HH225720
Expires 6/4/2026

Renée S Rizzuti
Signature of Notary Public - State of Florida
Renée S Rizzuti
Name of Notary Typed, Printed, or Stamped

Personally Known X OR Produced Identification _____

Type of Identification Produced _____

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 6/19/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

Z:\EDC-2021\21-531 - Faulkner - 4585 NE Ocean Blvd\ENGINEERING\Documents\Letters\2022-06-17_MC_Certification_Signage_Posting_Faulkner_4585_Ocean_Bld_Ltr_21-531.docx





6-16-2022



**NOTICE OF
PROPOSED REZONE**

FAULKNER-4585 NE OCEAN BLVD. REZONE

Date, time and place of hearing(s) & other
information available from

**MARTIN COUNTY GROWTH
MANAGEMENT DEPARTMENT**
Call (772)288-5495

PROJECT #F112-003

6-16-2022